



Spectrum Way
London, SW18

CHESTERTONS





A bright and spacious 568sqft apartment, comprising entrance hallway with ample storage, open-plan kitchen/living with access to a sunny south-facing balcony, large double bedroom with built-in wardrobes and a bathroom.

Sold chain-free, the development is in a central yet quiet location within Wandsworth, moments from the excellent choice of shops, cafes and entertainment.

The apartment is within easy reach of the river, plus open green space at Wandsworth Park and King Georges Park.

There are excellent transport links nearby, with Wandsworth Town mainline station 0.6 miles away and East Putney tube station 0.7 miles away.

- South facing balcony
- Bright and spacious
- Excellent condition
- Allocated parking
- Chain free

Asking Price £425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 236 years remaining
Service Charge: £3200 per annum
Ground Rent: £520 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: D

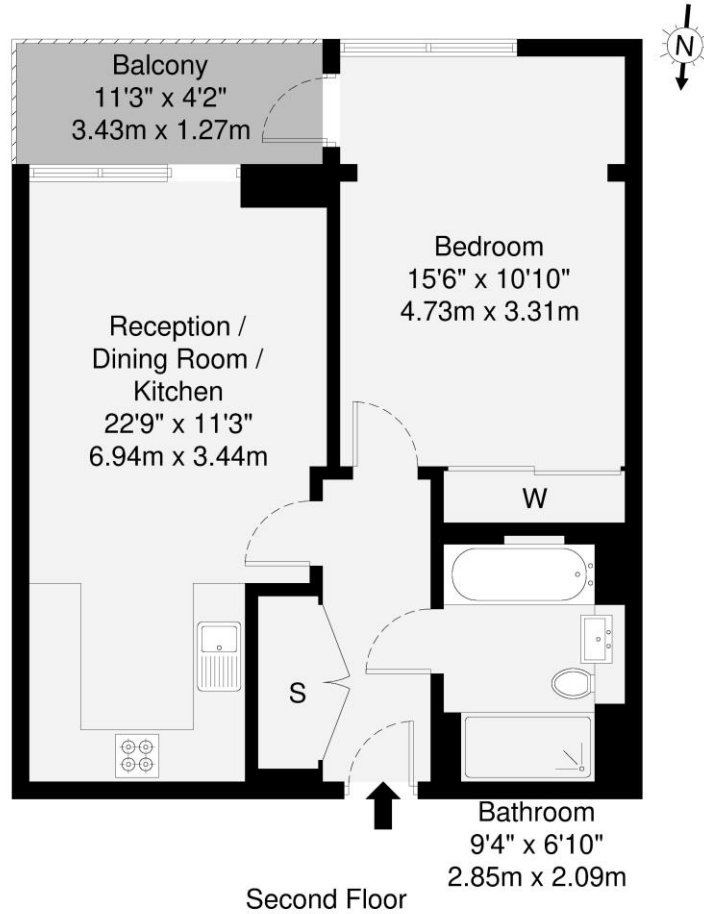
Chestertons Wandsworth Sales

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GROSS INTERNAL AREA (GIA)
The footprint of the property
52.8 sq m / 568 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8 sq m / 30 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4.3 sq m / 46 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

