



Eltringham Street  
Wandsworth Town, SW18

CHESTERTONS





A bright and beautifully presented one-bedroom apartment situated on the first floor (with lift access) of Oxborough House, part of the sought-after Schoolyard development.

Spanning over 600 sq ft, this well-proportioned home features a spacious open-plan kitchen/reception room with additional space for dining, perfect for entertaining. There is a generous double bedroom with built in storage and a large bathroom with an overhead shower.

Floor to ceiling windows throughout the flat provide a lot of natural light. There is a private east-facing balcony with direct access from both the bedroom and living room; the balcony overlooks the attractively maintained communal gardens.

Positioned on Eltringham Street, a quiet cul -de-sac with a strong sense of community, the property is ideally located just off York Road. The property benefits from excellent transport links, with Wandsworth Town railway station being 0.3miles away, offering connections to London Waterloo in 15 minutes.

Clapham Junction railway station, one of London's best-connected transport hubs, is under a mile away and easily accessible on foot (15 minutes) or by bus (10 minutes).

The vibrant St John's Hill is also nearby, providing an array of cafés, bars, and restaurants; for walks, the Thames path and Spencer park are just a few minutes away.

- Attractive Modern Block
- 1 Double Bedroom
- Over 600 Feet
- Lift
- East Facing Balcony
- Easy Access To Public Transport

Offers in excess of  
£450,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	87	87
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		

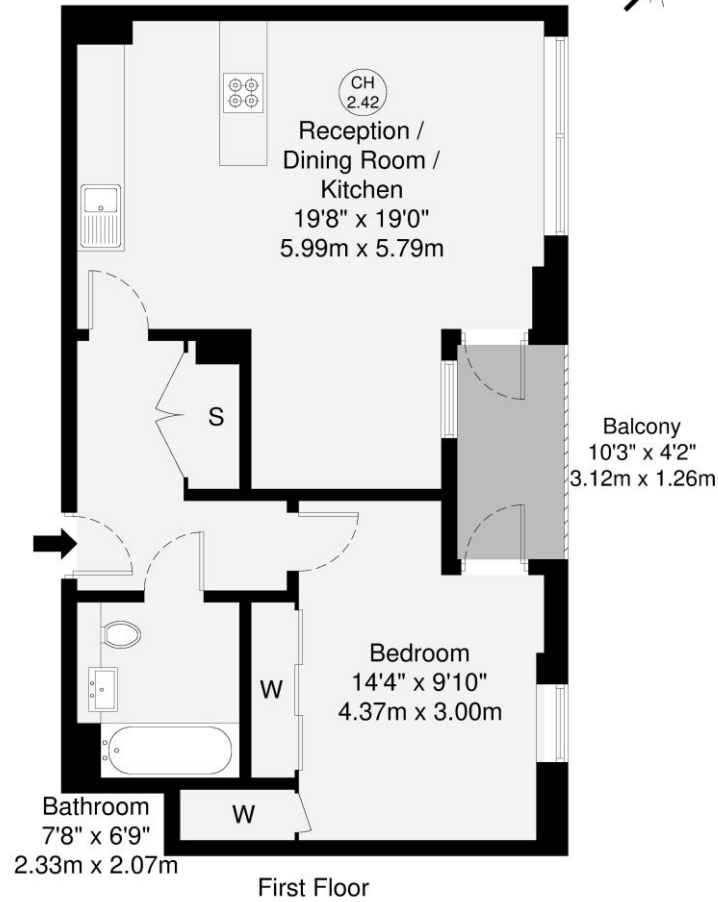
Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 114 years 2 months  
**Service Charge:** £3568.44  
**Ground Rent:** £250  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D

*Chestertons Battersea Park & Nine Elms Sales*

62-64 Battersea Bridge Road  
 London  
 SW11 3AG  
 batterseapark@chestertons.co.uk  
 0203 040 8700  
 chestertons.co.uk



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
56.8 sq m / 611 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.2 sq m / 23 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
3.9 sq m / 41 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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable