



Jessica House  
10 Red Lion Square, SW18

CHESTERTONS





Located in a residential pocket of Wandsworth, this beautifully presented two bedroom flat offers approximately 700 sq. ft of well-proportioned living space and comes with the added benefit of a share of freehold.

The property boasts two private balconies, one west-facing, ideal for afternoon sun and evening relaxation, and another south-facing, perfect for soaking up all-day natural light.

Inside, the flat features a spacious open plan reception and dining area with direct access to the balconies, a modern fitted kitchen, two generous double bedrooms, and a stylish three piece bathroom.

Conveniently located just 0.6 miles from Wandsworth Town station and 0.7 miles from East Putney Underground, the flat offers excellent transport links and easy access to local amenities, riverside walks, and the green open spaces of Wandsworth Park.

Whether you're a first-time buyer, downsizer, or investor, this charming home offers a rare blend of indoor comfort, outdoor space, and prime positioning in SW18.

- Two bedrooms
- Share of Freehold
- South & West facing balconies
- Chain free
- Modern

Asking Price £500,000

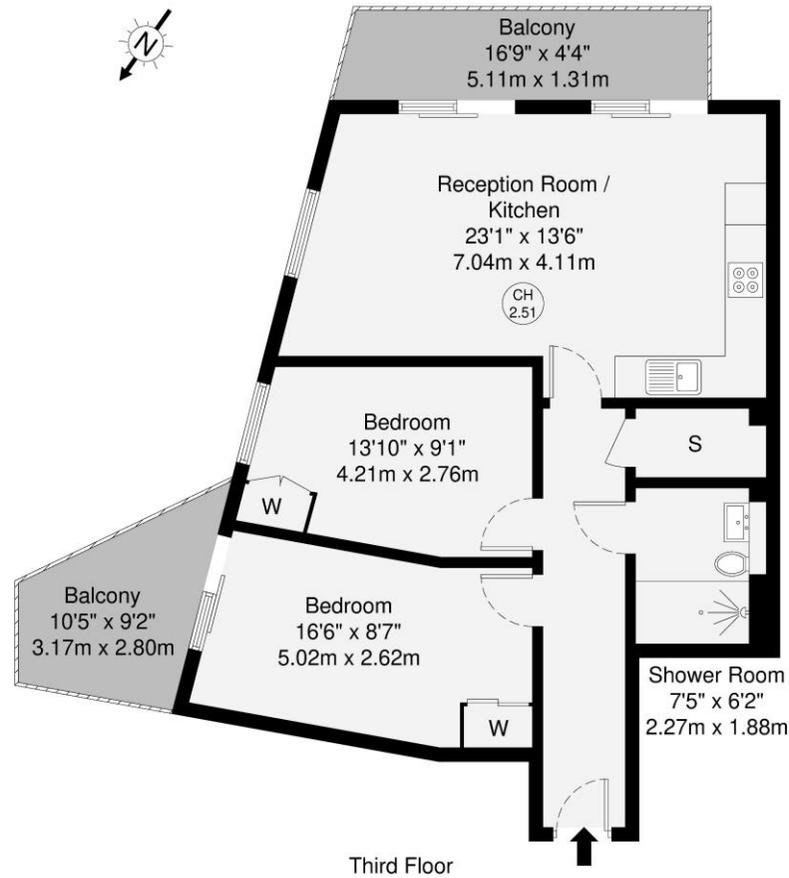
Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 991 years remaining  
**Service Charge:** £4733 per annum  
**Ground Rent:** £545 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** E

*Chestertons Wandsworth Sales*

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GROSS INTERNAL AREA (GIA) The footprint of the property 64.6 sq m / 695 sq ft	TOTAL STORAGE SPACE Storage and wardrobes total area 3.0 sq m / 32 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 15.4 sq m / 165 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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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