



St. Ann's Hill
London, SW18

CHESTERTONS





Arranged over three floors, this attractive period property combines character and original features with the space and practicality expected of a modern family home.

The ground floor provides a welcoming entrance hall leading through to well-proportioned reception space, together with an impressive extended kitchen and dining area designed for both everyday family life and entertaining.

The first floor offers a principal suite with walk-through wardrobe and en-suite bathroom. There are also a double bedroom and a separate WC.

The second floor provides two further bedrooms and an additional bathroom, plus ample eaves storage.

Situated on St Ann's Hill, the property is perfectly placed for the many amenities, independent cafés, restaurants and shops of Wandsworth, while excellent transport links provide easy access into central London.

The open spaces of Wandsworth Common are also close by, making this an appealing location for those looking to combine village-style local amenities with convenient access to the city.

- Period family home
- Extended to approx. 1600sqft
- Four bedrooms
- Two bathrooms & cloakroom
- Stunning kitchen/dining room
- Private garden

Asking Price £1,200,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		84
81-90 B		
69-80 C	70	
55-68 D		
49-54 E		
45-49 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

London

SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



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