



Hardwicks Square  
Wandsworth, SW18

CHESTERTONS





A delightful apartment set within a modern development.

The apartment benefits from neutral décor with wood flooring and under floor heating. The accommodation comprises an entrance hall with a large storage cupboard, an open-plan reception room/dining space and kitchen with floor to ceiling sliding doors stepping out to a private balcony, a spacious double bedroom with built in wardrobes, and a modern bathroom.

The development boasts well maintained communal areas with a lift and a secure entry phone system. Secure underground parking is also available by separate negotiation.

Hardwicks Square is located in the heart of Wandsworth Town close to the local cafes, bars, shops and a cinema complex. The transport links include numerous bus services, East Putney Underground station and Wandsworth Town Mainline station providing links into the City and the West End.

Off-street underground parking included.

- Secure allocated parking
- Purpose built one-bed
- Close to local amenities
- Fifth floor with balcony
- Near King Georges Park
- Excellent transport links

Asking Price £350,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 108 years remaining

**Service Charge:** £5000 per annum

**Ground Rent:** £250 per annum

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** D

*Chestertons Wandsworth Sales*

47 East Hill

London

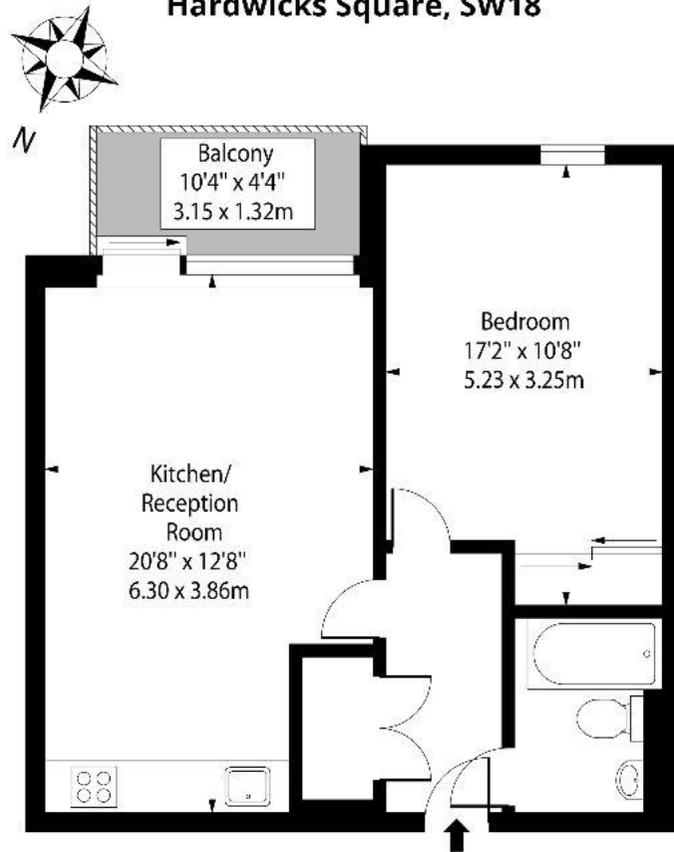
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# Hardwicks Square, SW18



Fifth Floor

Approx Gross Internal Area **539 Sq Ft - 50.07 Sq M**

For Illustration Purposes Only - Not to Scale

Ref: No. 41023

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