



Eltringham Street
London, SW18

CHESTERTONS





A well-presented one-bedroom apartment set on the sixth floor of a desirable development.

The property boasts neutral décor throughout including Karndean flooring and contemporary fittings. The front door to the apartment is located off a well-maintained communal hallway and once inside there is an entrance hall with handy storage cupboards.

The accommodation comprises a contemporary open plan kitchen/reception room with integrated appliances and Granite work surfaces, double- bedrooms with fitted wardrobes and a bathroom with fitted suite. The apartment benefits from large windows that let in huge amounts of natural light and is completed with a private balcony with far reaching views.

The apartment is located within a short walk of Wandsworth Town mainline station (0.3 miles) and Clapham Junction station (0.8 miles). If you are more inclined to use the river for travel you can catch the river taxi from St Mary's Pier which is a 10-minute walk away (0.5 miles) or have a stroll down the Thames path.

- One bedroom
- Private balcony
- 565sq ft
- 6th floor
- Great location

Asking Price £475,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	86	86
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

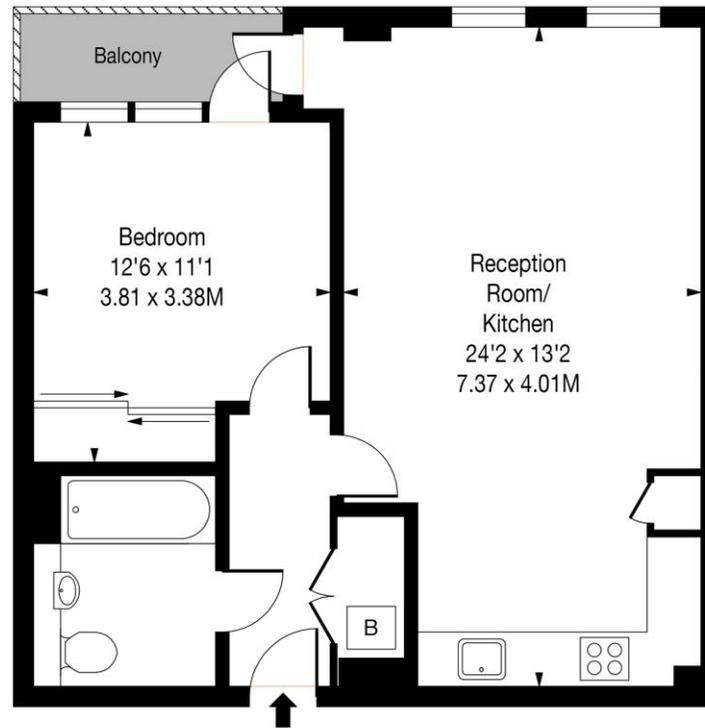
EU Directive 2002/91/EC

Tenure: Leasehold 112 years 10 months
Service Charge: £3,436 Per Annum
Ground Rent: £250 Per Annum
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea Park & Nine Elms Sales

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Oxborough House, SW18



Sixth Floor

Approx Gross Internal Area **565 Sq Ft - 52.49 Sq M**

Includes Limited Use Area - 9 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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