



Wayford Street, London SW11 2TS

welcome to Wayford Street, London

- Top Floor Purpose Built Low Rise Flat
- Over 800 Square Feet of Internal Space
- Two Well Proportioned Double Bedrooms
- Separate Fully Fitted Kitchen
- Brigand Spacious Reception Room

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1360.10
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000

Situated on the top floor of a well-maintained purpose-built, low rise development, this spacious two-bedroom flat on Wayford Street, SW11 offers over 800 sq ft of well-balanced accommodation, ideal for both first-time buyers and investors alike.

The property is presented in good condition throughout and comprises a bright and generously sized reception room, a separate fully fitted kitchen, two well-proportioned double bedrooms, and a modern bathroom. The layout provides a clear distinction between living and sleeping space, making it particularly practical for sharers or those working from home.

Natural light is a key feature, with the elevated top floor position enhancing both privacy and outlook. The flat also benefits from a sensible layout and ample storage throughout.

Wayford Street is ideally located for access to a range of local amenities, including shops, cafés, and restaurants along Lavender Hill and St John's Road, all within approximately 0.4-0.6 miles. For transport, Clapham Junction Station is approximately 0.6 miles away, offering excellent connections into Central London and beyond, while several bus routes provide easy access to Clapham Common and Battersea Park.

This is a fantastic opportunity to acquire a well-presented and generously sized flat in a highly convenient South West London location.

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Property Ref:
BTS106882 - 0021

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