



SEYMOURGREEN
AT THE HEART ♥ OF YOUR MOVE

East Hill, Wandsworth, London, SW18

- ♥ Iconic Period Building
- ♥ Close to Wandsworth Common
- ♥ Heart of Wandsworth
- ♥ Excellent Local Amenities
- ♥ Brilliant for Transport
- ♥ No Onward Chain

Stunning and Spacious flat located within the Wandsworth Town Conservation Area, forming part of the former Wandsworth District Board of Works, one of Wandsworth's most prominent Victorian buildings. This fabulous property is in excess of 800 square feet and comprises a large open plan living space and modern kitchen with integrated appliances, quartz work tops and wood flooring, two generous double bedrooms, the master with a contemporary en-suite shower room, along with a further full bathroom. Wandsworth Town Station is just a few minutes walk, along with the excellent restaurants, bars and shops of Old York Road and the wide open spaces of Wandsworth Common. The flat is being sold with a long lease of 119 years and no onward chain.

For Sale: £695,000



Seymour Green, 483 Merton Road, London SW18 5LE

T: 020 8870 0111 F: 020 3302 9598 E: southfields@seymour-green.co.uk W: seymour-green.co.uk

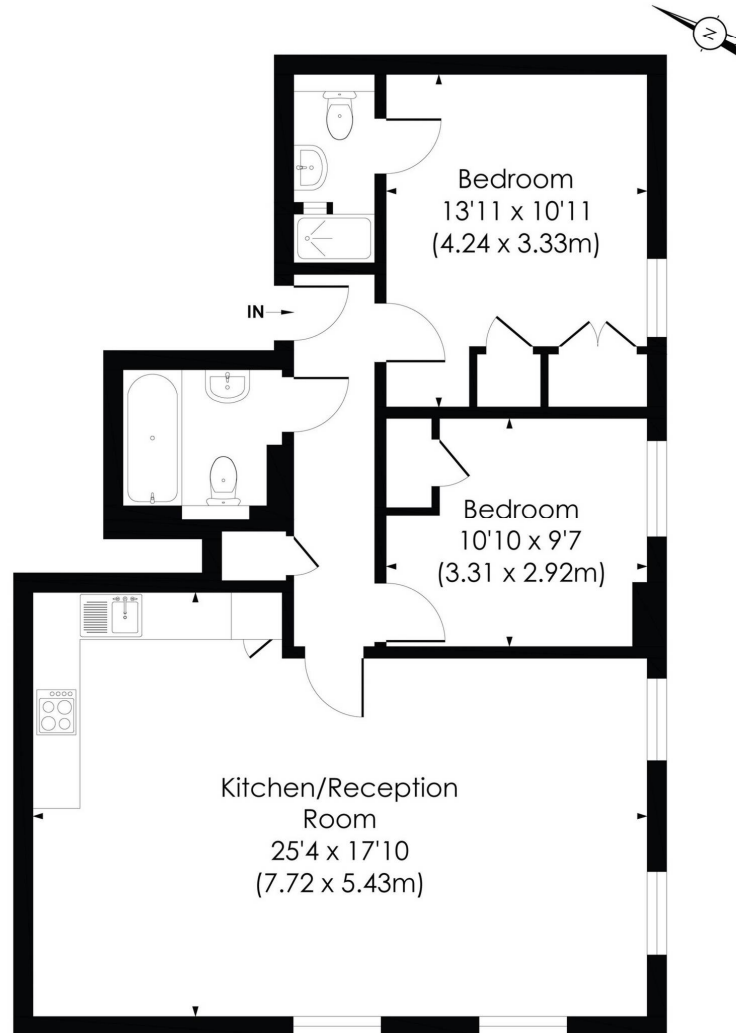


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Approx. Gross Internal Floor Area

820 Sq. ft/76.15 Sq. m



LOWER GROUND FLOOR

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PROPERTY MARKETING

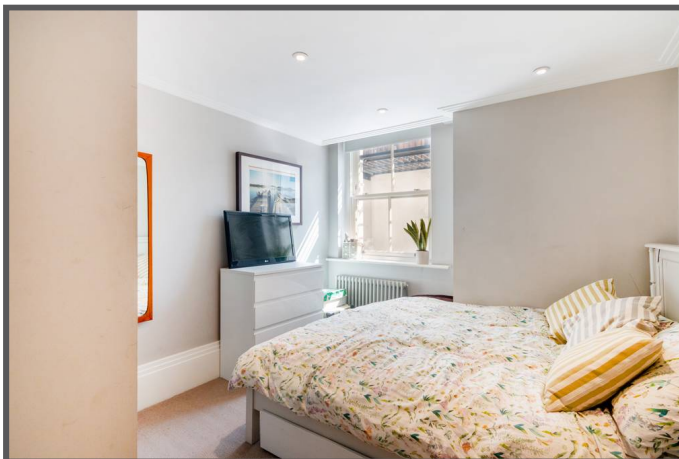
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | 56 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



IMPORTANT NOTICE
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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