



At 764 sq ft, this apartment represents incredible value for investors or first time buyers alike. It provides either two bedrooms as a rental investment or is more practical as a one bedroom apartment. Priced to sell, it requires some modernisation, but is a very large flat for the money.

A lease extension is possible as the apartment has a 66 year lease and contrary to popular opinion, there are mortgage lenders that would consider short leases with good terms allowing a buyer to pay less now and extend later.

The property benefits from two large front rooms leading to a separate bathroom and kitchen and diner to the rear. The property has access to a large shared garden and is offered chain free.

Priced to sell due to personal circumstances, it is an incredible find in today's market and close to all the shops, bars and restaurants of Wandsworth Bridge Road, with South Park just a short stroll away. Transport options include Parsons Green and Fulham Broadway as well as Wandsworth Town and Imperial Wharf train Stations and local bus routes.



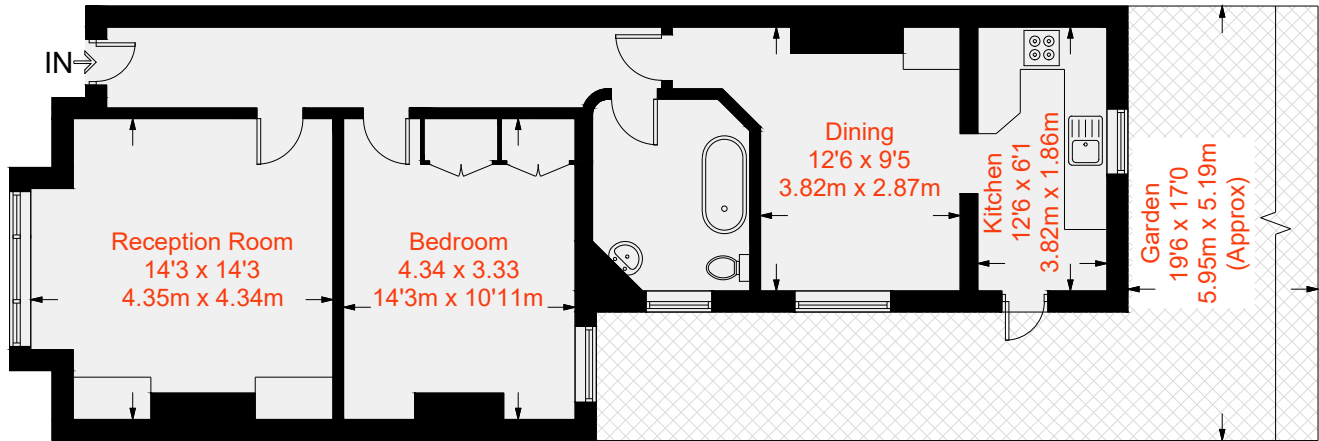




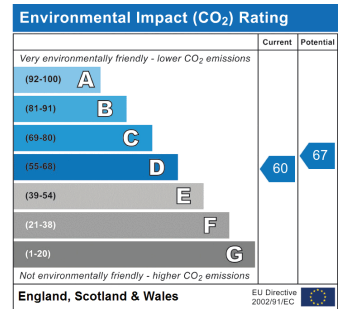
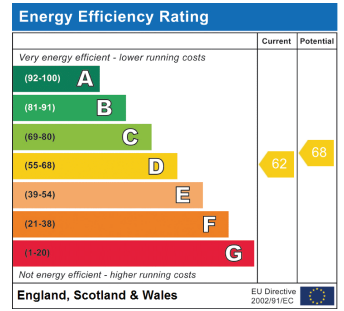
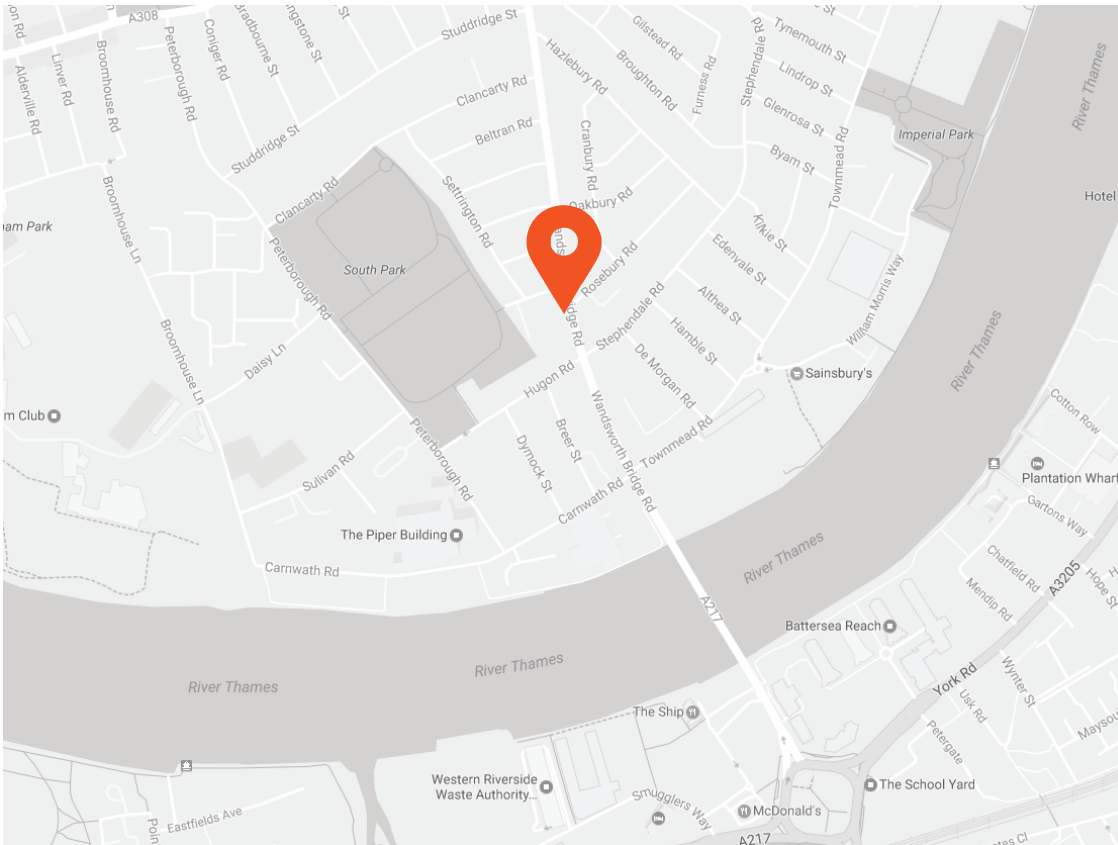




Approximate Gross Internal Area = 764 sq ft / 71 sq m



Lower Ground Floor



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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#### Transport Links

- Wandsworth Town (0.8 miles)
- Imperial Wharf (0.8 miles)
- Parsons Green (0.9 miles)

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