



Unique to the area this property is a 967 sq ft enormous lateral flat with exceptionally high ceilings, period features and very large rooms. The flat is share of freehold and has been tastefully refurbished from top to bottom by a local developer of high repute.

The modern kitchen is set by the entrance way with plenty of granite worktop space and storage. This leads through a large archway to the 18 ft reception room. The exceptional ceiling height and classic period archway windows floods the property with light and makes it feel enormous. Both bedrooms are very large, with two modernised bathrooms, one an en-suite shower.

The property benefits from the zone Q parking permit which allows drivers to park anywhere up to Parsons Green, enabling people to avoid the walk to the station.

The flat is set wonderfully close to some of South West London's most recognisable bars, restaurants & pubs, not to mention only a short walk away from Wandsworth Town mainline station and around a 15 minute walk to your closest tube station. Early viewings are highly recommended.



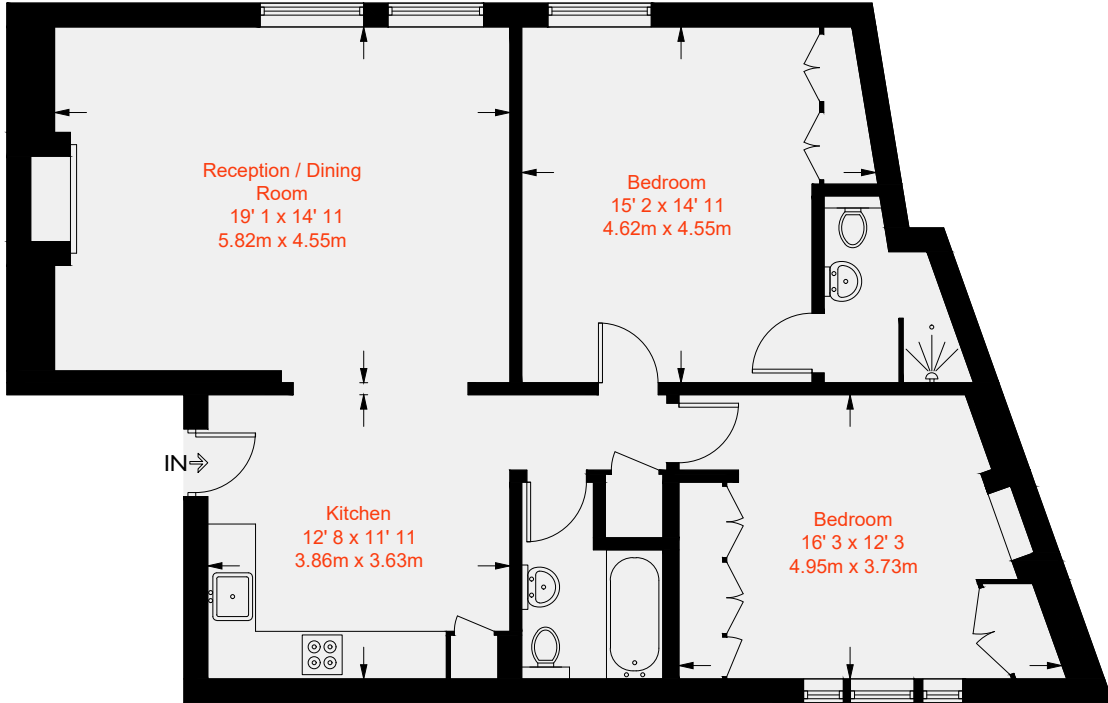




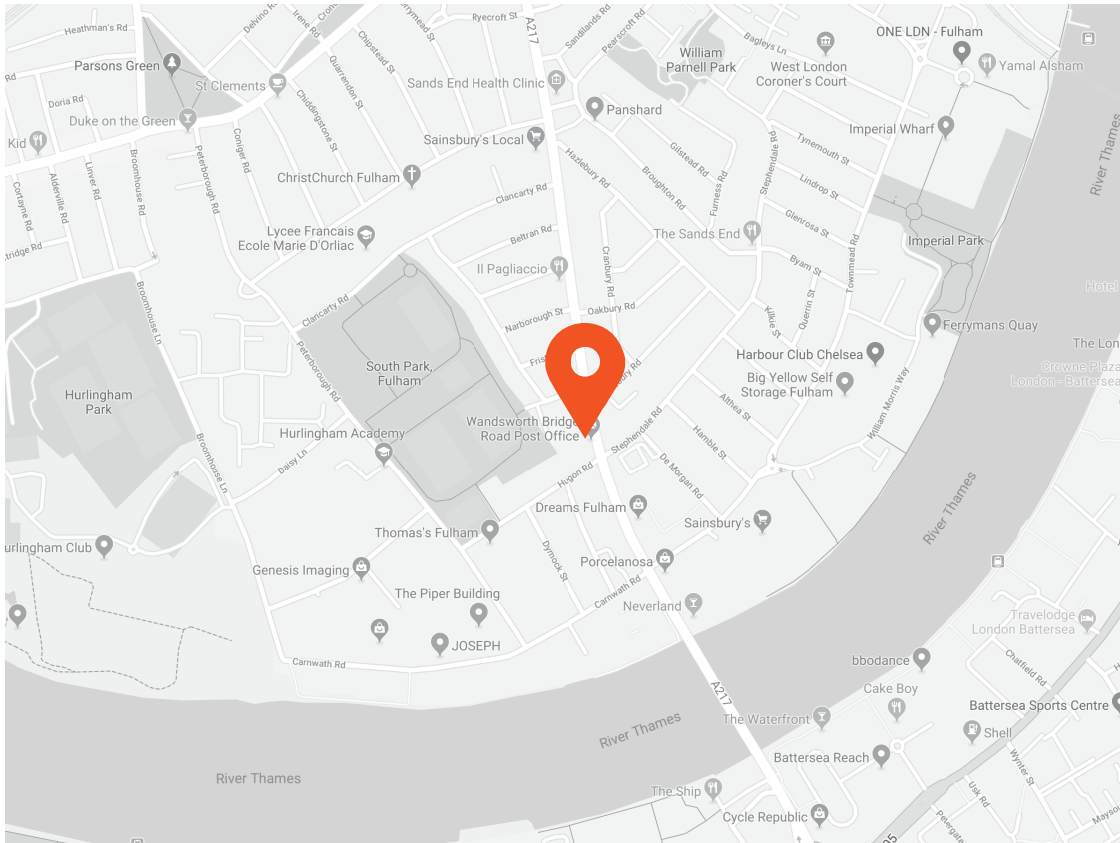




Approximate Gross Internal Area = 967 sq ft / 89.8 sq m



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 (0.7 miles)
- Imperial Wharf (0.7 miles)
- Parsons Green (0.8 miles)

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