



A fabulous three bedroom split level maisonette

St. Ann's Crescent, London, SW18

Share of Freehold





Own front door • Three double bedrooms • Bright reception room • Private terrace • One family bathroom • Kitchen/dining area • No onward chain

Local Information

St. Ann's Crescent is situated in the heart of a predominately residential area. Wandsworth Town station provides the nearest mainline transport with services into Waterloo. The area is well known for the excellent recreational facilities of Wandsworth Common and benefits from a wide selection of local shops, bars, restaurants and Southside shopping centre. There are also many local schools situated nearby.

About this property

Arranged over two floors is this beautifully presented three bedroom maisonette, with its own front door. As you enter the property to the right hand side is the bright reception room, featuring large sash windows and high ceilings, allowing natural light to flow throughout. Adjacent to this room is the first double bedroom, with built in wardrobe space. Leading through to the rear of the property is the open plan kitchen/dining area, benefitting from an array of integrated appliances, as well as access to the private terrace. The terrace space is a perfect area for outside entertaining and al fresco dining in the sunnier months. The first floor also holds the family bathroom. Completing the property is the second floor, comprising the two final bedrooms.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
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+44 (0) 20 8877 1222.



St. Ann's Crescent, London, SW18
Gross Internal Area 914 sq ft, 84.9 m²

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St. Ann's Crescent

Approximate Gross Internal Area = 914 sq ft / 84.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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