



A fabulous three bedroom flat with a private balcony

Francis House, 25 Eltringham Street, London, SW18

Leasehold (120 years remaining)





Local Information

Francis House is located on Eltringham Street, and is situated off York Road. Eltringham Street is within close proximities to the excellent shopping, restaurants, bars and cafes in Clapham Junction, Wandsworth Town and Wandsworth Bridge Road. There are also good transport connections from Wandsworth Town mainline station as well as various buses on York Road.

About this property

Located on the first floor of a modern apartment complex, is this beautifully presented three bedroom flat. To the rear of the property is the bright and spacious open plan kitchen/dining area/reception. The kitchen benefits from an array of integrated appliances and a breakfast bar. The reception room area features large floor to ceiling windows, allowing an abundance of natural light to flow throughout the room, as well as access to the private balcony. Leading towards the front of the property are the three bedrooms. The principal bedroom, located between the two other bedrooms, features access to the balcony and built-in wardrobe space. The second double bedroom also benefits from an en suite bathroom and built-in wardrobe space. Completing the property is the family bathroom and the spacious storage/utility cupboard. The property also comes with a residents parking space.

Tenure

Leasehold (120 years remaining)

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

Telephone:

+44 (0) 20 8877 1222.



Francis House, 25 Eltringham Street, London, SW18
Gross Internal Area 1043 sq ft, 96.9 m²

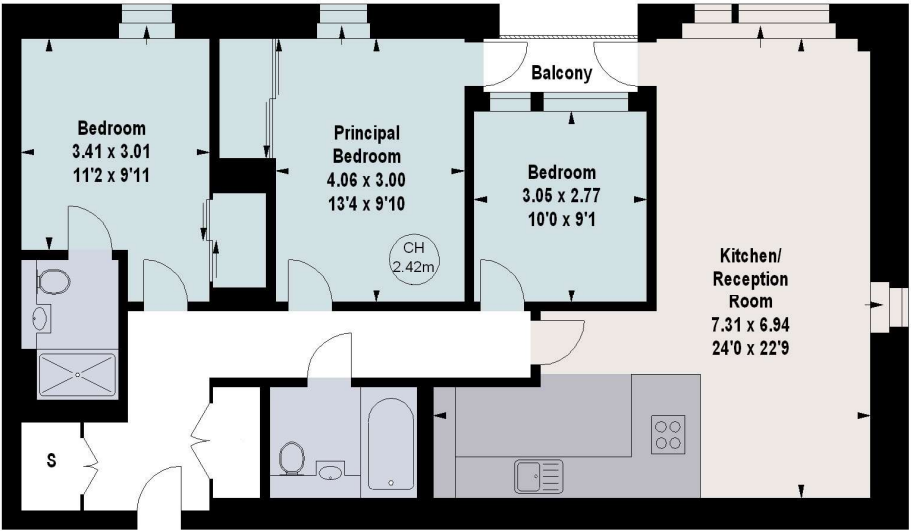
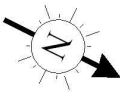
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Francis House, SW18


Approximate gross internal area
1043 sq ft / 96.89 sq m

Key :
CH - Ceiling Height



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(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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