



An immaculately presented three bedroom maisonette with a South-West facing garden.

**St. Ann's Hill, London, SW18**

Share of Freehold

savills







### Local Information

St Ann's Hill is a popular residential road in Wandsworth, close to a number of schools, with a good reputation locally, and located moments from numerous parks, Old York Road, Southside Centre and Sainsburys on Garratt Lane. There is ample amounts of green space nearby, with Wandsworth Common, Wandsworth Park and St Georges Park a short distance away.

Transport links are excellent; Wandsworth Town Station is easily accessible as is Clapham Junction Station, providing services along with numerous bus routes to central London and the City.

### About this property

Arranged over two beautifully presented floors is this outstanding three bedroom split level maisonette home. This house offers over 1,475 sqft of well-organized living and entertaining space.

The first floor is comprised of a generous reception room/ study which is flooded with light from the large bay window and twin sash windows. The original Victorian fireplace has been retained and is flanked by pretty bespoke cabinetry. Adjacent to this is a spacious double bedroom fitted with built in wardrobes. The rear of the first floor holds the modern kitchen, fitted with an abundance of integrated appliances and an island with a breakfast bar. The dining area is set in front of a picture window with south-west facing views over

the 30ft garden which can be accessed by a set of stairs between the window and table. The kitchen is also served by a practical utility room with a shower room next door.

The second floor completes the property with two further bedrooms, one of which being the principal ensuite. Large Velux windows bathe the room with light and a Juliette balcony provides views to the rear. Both bedrooms on the second floor have access to substantial eaves storage.

### Tenure

Share of Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.  
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St. Ann's Hill, London, SW18  
Gross Internal Area 1478 sq ft, 137.3 m²

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St Anns Hill, SW18  
Gross internal area (approx) 137.31 sq m / 1478 sq ft  
(Including Eaves Storage)  
Eaves Storage 12.45 sq m / 134 sq ft



Key :  
CH - Ceiling Height



Ground Floor First Floor Second Floor  
Entrance  
For Identification Only. Not To Scale.  
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| Energy Efficiency Rating                    |         |           |  |  |
|---------------------------------------------|---------|-----------|--|--|
|                                             | Current | Potential |  |  |
| Very energy efficient - lower running costs |         |           |  |  |
| (92-)                                       | 65      | 76        |  |  |
| A                                           |         |           |  |  |
| (81-91)                                     |         |           |  |  |
| B                                           |         |           |  |  |
| (69-80)                                     |         |           |  |  |
| C                                           |         |           |  |  |
| (55-68)                                     |         |           |  |  |
| D                                           | 65      | 76        |  |  |
| (39-54)                                     |         |           |  |  |
| E                                           |         |           |  |  |
| (21-38)                                     |         |           |  |  |
| F                                           | 65      | 76        |  |  |
| (1-20)                                      |         |           |  |  |
| G                                           |         |           |  |  |
| Not energy efficient - higher running costs |         |           |  |  |
| England, Scotland & Wales                   |         |           |  |  |
| EU Directive 2002/91/EC                     |         |           |  |  |

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