



A beautifully presented two bedroom garden flat situated in Wandsworth Town, close to The Tonsleys

East Hill, Wandsworth, London, SW18 2HD

Leasehold

savills

Two double bedrooms • Two bathrooms • Garden • End of terrace • Bright reception room

Local Information

East Hill is situated close to the open expanses of Wandsworth Common. There is an extensive selection of shops and restaurants on both Old York Road and Northcote Road, with a wider range in the Southside Centre; including Waitrose and Sainsbury's along with other High Street shops. Transport facilities are excellent with Wandsworth Town and Clapham Junction stations providing services into Victoria and Waterloo. There are also plenty of useful bus services both locally and North of the River. The area as a whole benefits from some superb schools for children of all ages, including Wandsworth Prep.

About this property

This fantastic end of terrace flat has been recently refurbished to a high standard and boasts a lovely private garden. Upon entrance the hallway space leads into two double bedrooms and the kitchen. The kitchen has excellent storage space, fitted units and integrated Miele appliances. The kitchen leads into a bright reception room with Bi-folding doors that open out onto the slate paved garden, with ample space for al fresco dining.

At the front of the property are two double bedrooms both with built in storage and a family bathroom. The larger bedroom has the added benefit of a bay

window and en-suite shower room. The flat is double glazed throughout, with limed oak flooring and Cat 6 cabling.

Tenure

Leasehold

Local Authority

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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East Hill

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m



Ground Floor

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		85
(69-80) C	75	
(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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