



A bright and spacious two double bedroom split-level flat

Aspley Road, London, SW18

Share of Freehold

savills



Local Information

Aspley Road is an attractive residential street situated close to the open expanse of Wandsworth Common. The Southside Centre offers a wide range of shops, restaurants and a cinema; with more boutique restaurants and shops on Old York Road. The nearest station is Wandsworth Town overground with direct services into both Clapham Junction and Waterloo. The area is further renowned for its excellent selection of state and private schools.

About this property

Arranged over two floors is this well-presented two bedroom split level flat, which is accessed via its own front door. The property itself offers a wealth of natural light, as well as a great deal of living and entertaining space. The ground floor is comprised of the bright and spacious, open plan kitchen/reception room/dining area. The reception room benefits from a charming Juliet balcony allowing an abundance of natural light to flow throughout and the kitchen features an array of integrated appliances. There is also a W.C. situated on this floor. Both double bedrooms are situated on the lower ground floor and gain access to the private terrace, with one of the bedrooms benefitting from an en suite bathroom. The terrace area is a perfect space for outside entertaining and al fresco dining in the sunnier months, and also benefits from outside storage space. Completing the property is the second bathroom, which features a walk-in shower.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

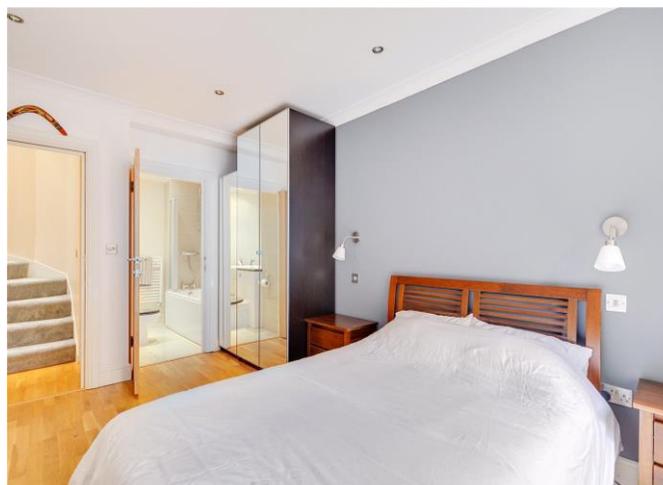
EPC Rating = C

Viewing

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

Telephone:

+44 (0) 20 8877 1222.

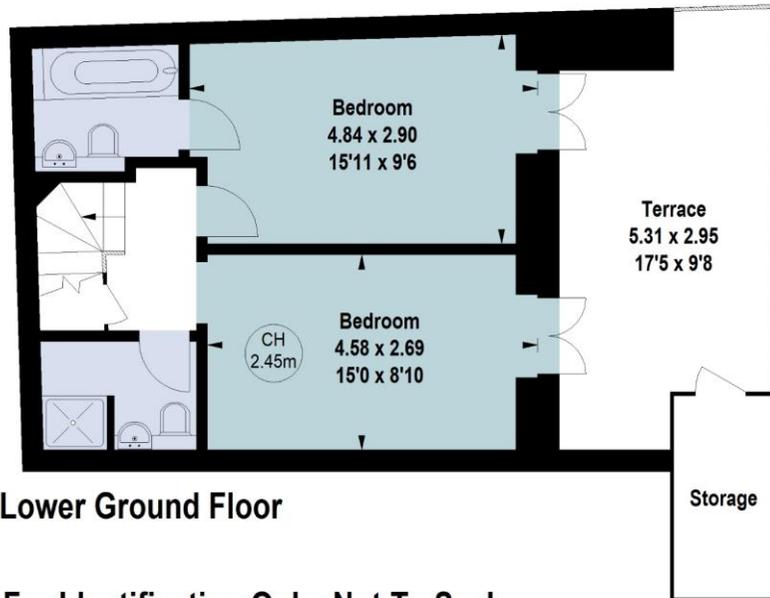


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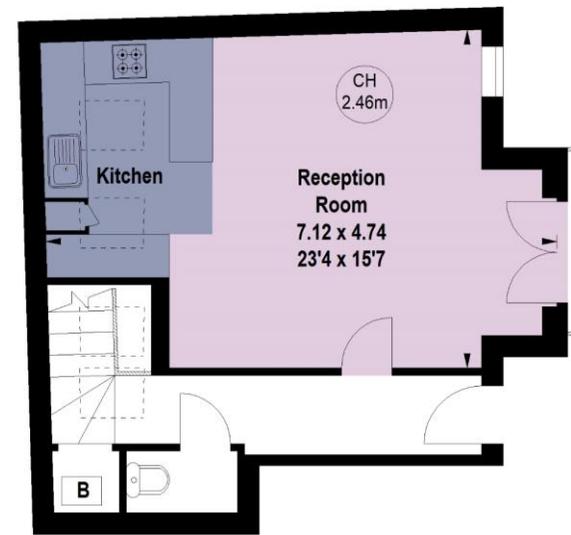
Gross internal area (approx) 81.75 sq m / 880 sq ft
 (Including Storage)

Storage 3.90 sq m / 42 sq ft

Key :
 CH - Ceiling Height



Lower Ground Floor



Ground Floor

For Identification Only. Not To Scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	81
(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	