



A beautifully presented one bedroom flat

Mapleton Crescent, London, SW18

Leasehold (122 years remaining)





Local Information

Mapleton Crescent overlooks the River Wandle, right next to the Southside shopping centre and a short walk from Wandsworth Town train station (0.9 miles), these flats are very well located for young professionals. The area offers numerous bars, restaurants and shops as well as a cinema. Wandsworth Town station is one stop from Clapham Junction and travels into the city, as well out to Richmond and Putney.

About this property

Located on the eighth floor of a modern apartment block complex, is this immaculately presented one bedroom flat. As you enter the property, on the left hand side, is the bright open plan kitchen/dining area/reception room. The kitchen benefits from an array of integrated appliances, with the reception room featuring a large floor to ceiling window, allowing an abundance of natural light to flow throughout the room, as well as uninterrupted views of Central London. Adjacent to the reception room is the double bedroom, which also benefits from ample natural light and the incredible view. Completing the property is the modern bathroom, featuring a large walk in shower. The property further benefits from lift access, as well as access to the two communal terraces and the communal study area on the ground floor, which is equipped with WIFI.

This is a Pocket Living home and you must not own another property to be able to qualify for this property. Until 17th November, this property is exclusively available to buyers who live or work in the Borough of Wandsworth however we will be taking viewings from buyer's outside of the Borough who are interested in this property.

Tenure

Leasehold (122 years remaining)

Local Authority

London Borough of Wandsworth

Energy Performance

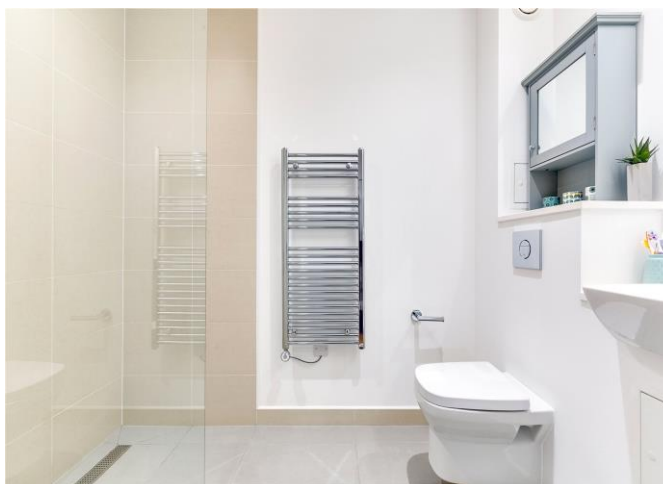
EPC Rating = B

Viewing

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

Telephone:

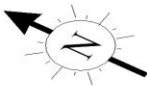
+44 (0) 20 8877 1222.



Mapleton Crescent, SW18


Approximate gross internal area
431 sq ft / 40.04 sq m

Key :
CH - Ceiling Height



Eighth 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	85	85
(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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