



This contemporary apartment offers both stylish and modern living.

**Beacon Tower, 1 Spectrum Way, London, SW18**

Leasehold

savills







### Local Information

The Beacon Tower Building in the Filaments Development is situated in the lively hub of South West London, located 0.1 miles from King George's Park and adjacent to Southside Shopping Centre. It is surrounded by local schools and services and an eclectic mix of shops, pubs, and restaurants.

Wandsworth is well served by both trains and buses, making it an easy commute into central London. Wandsworth Town station (zone 2) is 0.8 miles away and connects to Waterloo directly, with services taking under 15 minutes.

### About this property

Situated on the third floor is this fantastic two bedroom, two bathroom modern apartment. Upon entry you are welcomed into a spacious hallway which benefits from a large storage cupboard and gives access to all rooms of the apartment. The open plan kitchen/ reception room is situated to the left and provides a wonderful space for living and entertaining. The modern kitchen is fitted with a variety of sleek, integrated Siemens appliances including a wine fridge and plenty of cabinet storage. The kitchen offers carefully considered design with neat handleless charcoal unit doors and open shelving whilst the reception room is flooded with light from the large picture window.

There are two double bedrooms, both with access to the South-Facing balcony. The principal suite has large built-in wardrobes and an ensuite shower room

whilst the second bedroom is served by a family bathroom across the hallway. The flat also has the added benefit of an off-street parking space.

### Tenure

Leasehold

### Local Authority

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.



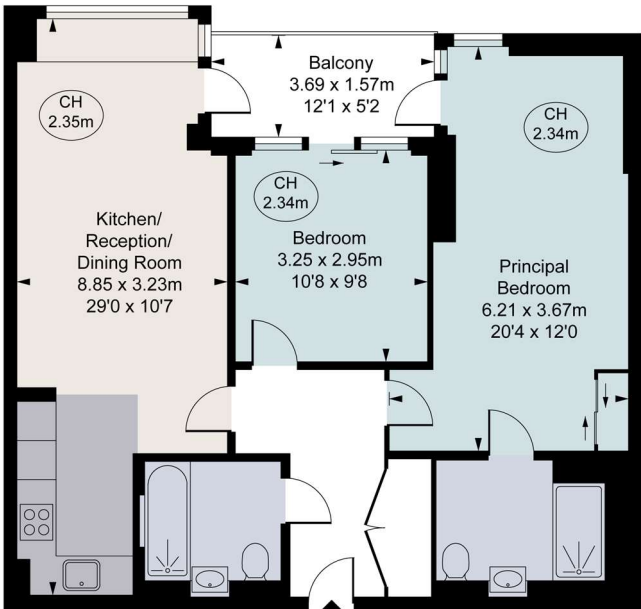




Beacon Tower, 1 Spectrum Way, London, SW18  
Gross Internal Area 785 sq ft, 72.9 m²

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Beacon Tower,  
Spectrum Way, SW18  
Approximate Gross Internal Area  
72.97 sq m / 785 sq ft  
( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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