



**JAMES
ANDERSON**



FOR SALE

£450,000

Eastfields Avenue, London, SW18

Nestled in the desirable Eastfields Avenue, a modern one-bedroom ground floor flat spanning an impressive 529 square feet with underground parking.

The property boasts a well-appointed bedroom with built-in wardrobes and a contemporary bathroom. One of the standout features of this flat is the private patio, with direct access to well-maintained communal grounds, enhancing the overall living experience, especially in the summer months.

Residents benefit from secure underground parking, a bike store, concierge service, a gym, and a swimming pool.

Situated next to the picturesque River Thames and Wandsworth Park, this location is perfect for those who appreciate nature and outdoor activities. With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity in a sought-after area of London.

Service charge £4,481.00 PA



One bedroom, built-in wardrobes



Modern bathroom



Open plan living space



Fully equipped kitchen, complete with appliances



EPC rating B/ Council tax band E/ Leasehold



Designated underground parking space, bike store



Concierge, communal gardens, swimming pool



Riverside location, next to Wandsworth Park and the Uber boat

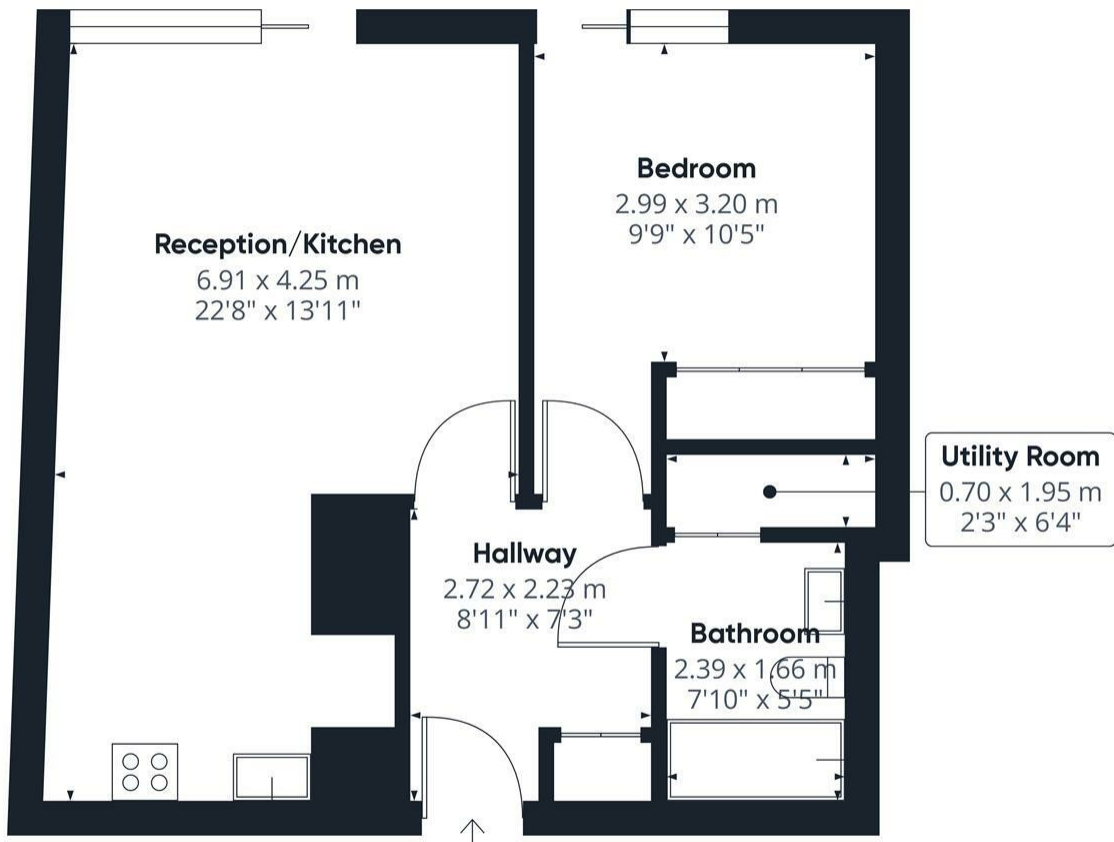


No chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



Approximate total area⁽¹⁾
49.2 m²
529.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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