JAMES ANDERSON











FOR SALE

£625,000

St. Ann's Crescent, London, SW18

This truly exceptional first-floor apartment, set within a striking red-brick Victorian house on one of Wandsworth's most desirable streets. The façade is an immediate highlight, elegant and welcoming with its original checked Victorian tiled path framed by established lavender, setting the tone for what is a thoughtfully restored and beautifully curated home.

Internally, the apartment reflects both architectural sensitivity and a designer's eye for detail. The layout is excellent, offering both practicality and aesthetic appeal. Ceiling heights are impressive, and the double-glazed floor to ceiling sash windows flood the rooms with natural light. Every finish has been carefully considered, from the wide oak flooring with a warm, natural tone, to the stylish brushed brass switches by Corston Architectural, all combining to create a space that feels timeless and high quality.

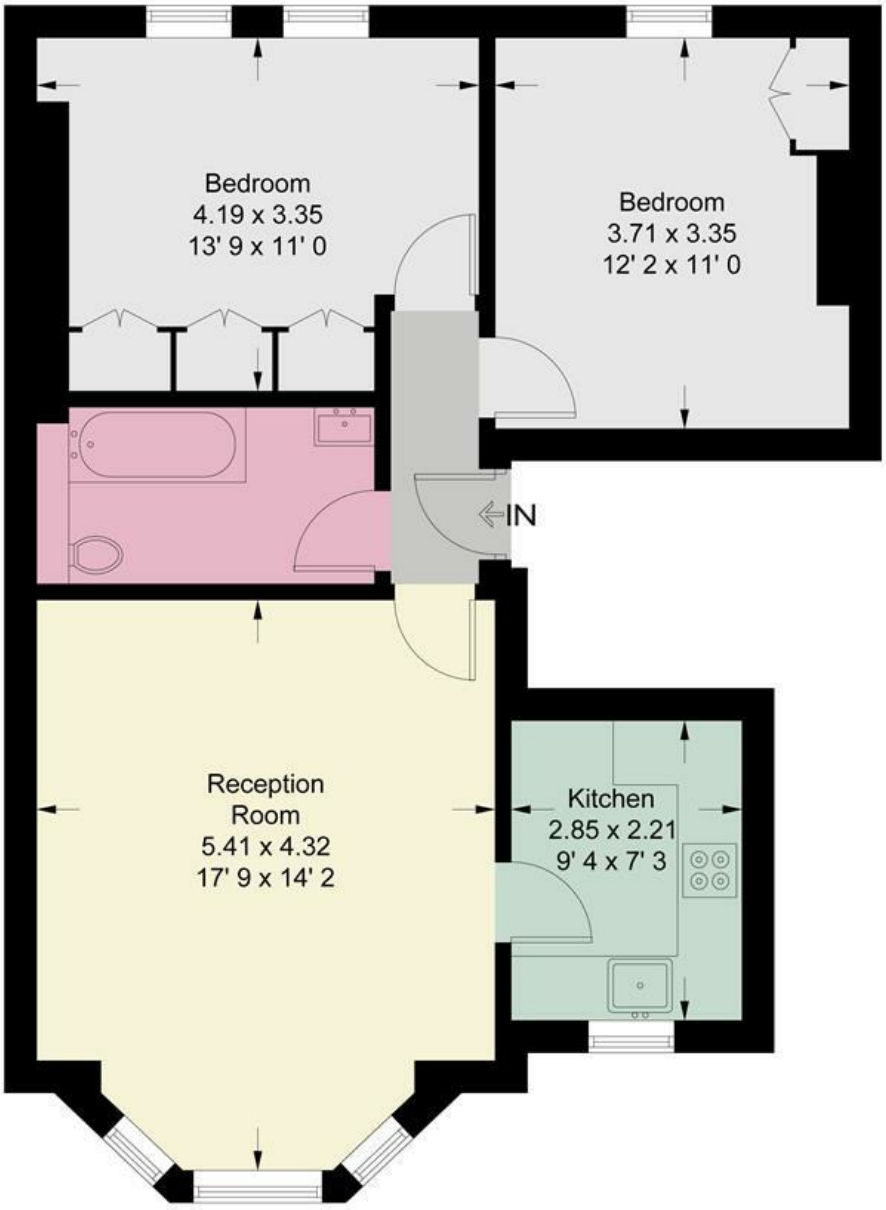
The kitchen is sleek and understated, with quartz worktops and bespoke cabinetry that blends seamlessly with the character of the building. The bathroom has been completely re-fitted, with refined tiling and a clean, contemporary feel, while still sympathetic to the period charm of the home. Both bedrooms are well proportioned. The principal bedroom benefits from extensive bespoke wardrobes and a tranquil outlook, while the second double room functions perfectly as a flexible guest room and home office. Each room has been thoughtfully designed to complement the architectural heritage of the property while introducing warmth and modernity. It's clear this home has been both loved and well considered, not just for design but for lifestyle

- Two double bedrooms, both with fitted bespoke wardrobes
- Chic bathroom, a classic design, Aston Matthews sanitary ware with Mandarin Stone marble floor tiles
- Stylish kitchen, hand finished with quartz worktops.
- EPC rating D/ Council tax band C/ Share of freehold, 162 years remaining
- Excellent location, tree lined street, very close to Old York Road and The Ram Quarter
- Outstanding accommodation, sympathetically finished with many exceptional period features throughout the property
- Newly renovated in 2024, turn key condition, ideal first time purchase
- No service charge, ad hoc charges, buildings insurance contribution £800 PA
- Beautiful red brick façade located on one of Wandsworth most desirable streets
- 685 Sq ft, Located on the first floor

St. Annes Crescent

Approximate Gross Internal Area = 685 sq ft / 63.6 sq m

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First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



