



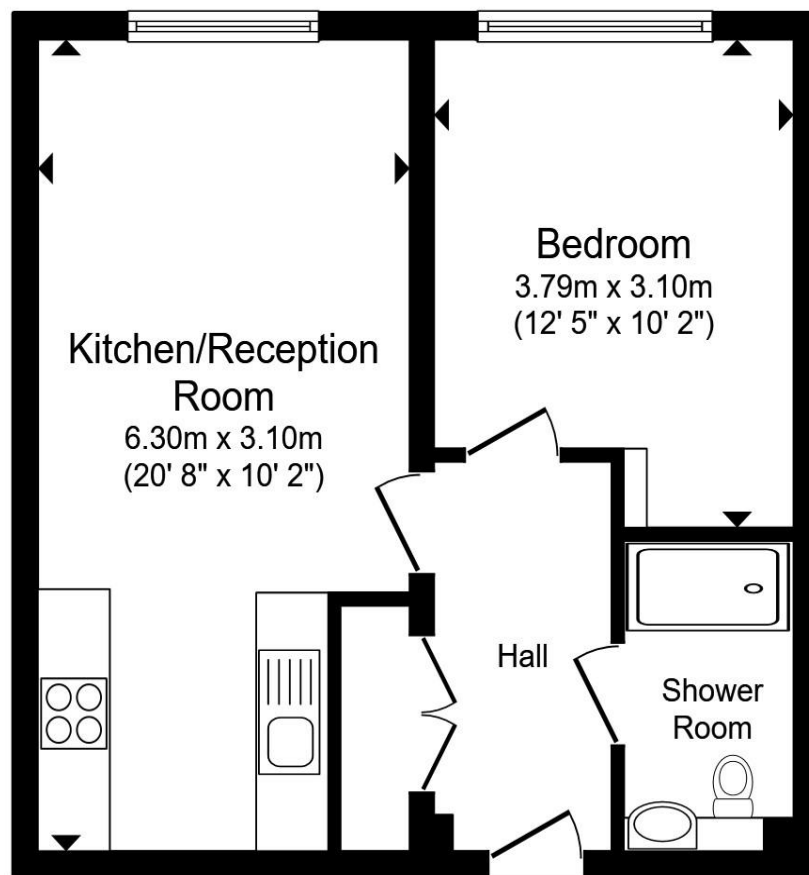
Mapleton Crescent, London SW18 4GY

welcome to

Mapleton Crescent, London

A stunning eleventh-floor one-bedroom apartment, situated in the award-winning 11 Mapleton Crescent development in Wandsworth.





11th Floor

Total floor area 39.7 m² (427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A stunning eleventh-floor one-bedroom apartment, situated in the award-winning 11 Mapleton Crescent development in Wandsworth.

This home offers stylish open-plan living, with a bright and spacious living room with floor-to-ceiling windows, a contemporary kitchen fitted with fully integrated appliances, complemented by wood flooring throughout. There is a generous double bedroom and a modern shower room.

The property is presented to an excellent standard throughout and benefits from far-reaching views across London rooftops. The development offers a lift, communal lounge, secure bike storage and a large communal terrace on the roof of the building.

Ideally located, the property is just around the corner from King George's Park, with Southside shopping centre, restaurants, gyms and pubs right on your doorstep. Wandsworth Town and Putney East stations are within walking distance, and local bus routes provide excellent connectivity.

This apartment is a Pocket Living home. The purchaser must live or work in London, be a first-time buyer and have a total household income below the Mayor of London's current First Steps cap (which sits at £83,662 currently).

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Mapleton Crescent, London

- Stunning One Bedroom Apartment
- Excellent Presentation
- Far-reaching Views
- Located in the Heart of Wandsworth
- Available to Purchase under the Pocket Living Scheme

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2300.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Dec 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£309,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105279



Property Ref:
EAR105279 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



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