



Mapleton Crescent, Wandsworth, London, SW18

Guide Price: £310,000

Leasehold

Mapleton Crescent, Wandsworth, London, SW18

This well-proportioned one-bedroom apartment is located on the third floor of the award-winning building designed by Metropolitan Workshop. The development provides modern living with a stylish lobby featuring CCTV, intercom access, multiple lifts, and a resident's lounge overlooking the River Wandle. A beautiful communal roof garden offers stunning panoramic views of London.

The apartment boasts an open-plan living area with a bright, airy kitchen and floor-to-ceiling windows. The kitchen comes with fully integrated appliances, and wood floors run throughout. There is a generous double bedroom and a modern shower room.

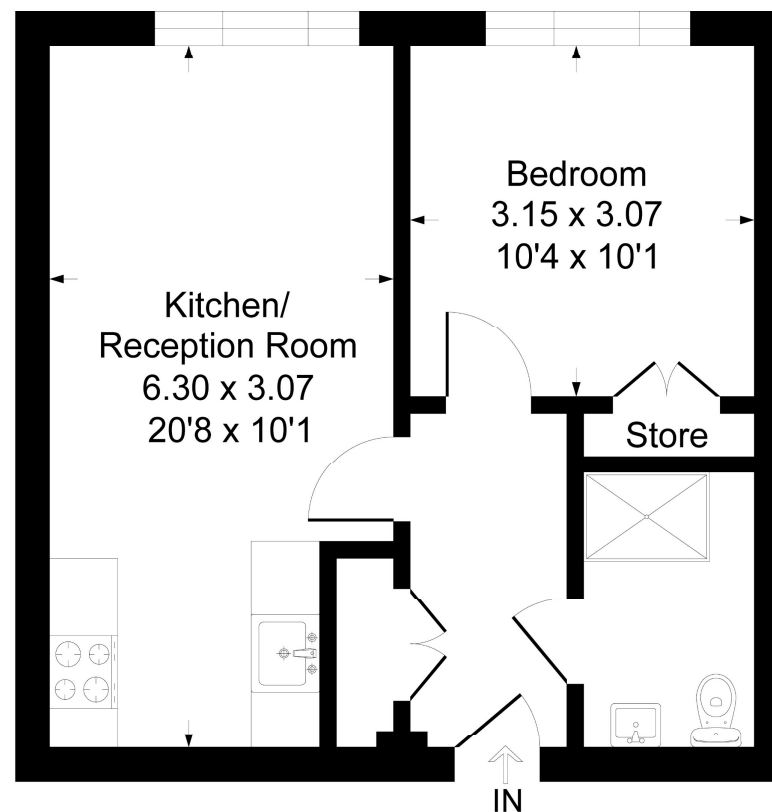
Located in the heart of Wandsworth, this home offers an excellent spot for any buyer, with a variety of shops, restaurants, and bars just around the corner, as well as the beautiful King George's Park right on the doorstep. Wandsworth Town station is just a short walk away, providing direct train links to Waterloo and Clapham Junction, while the nearby bus routes offer convenient access to central London.

**This apartment is a pocket living home. The purchaser must live or work in London, not own a property and earn below £83,662 as per the pocket living restrictions.

- Leasehold
- One bedroom apartment
- Located on the third floor
- Modern development
- Resident's lounge and communal gardens
- Open-plan living area with floor-to-ceiling windows
- Fully integrated kitchen

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Approximate Gross Internal Area 39.6 sq m / 427 sq ft



Third Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.
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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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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.