



**Red Lion Square, Wandsworth High Street,  
London, SW184RD**

**Offers in excess of:  
£270,000**

# Red Lion Square, Wandsworth High Street, London, SW184RD

The property features a contemporary kitchen with sleek, fitted units and high quality integrated appliances. The living area is bathed in natural light, thanks to the large window, offering far-reaching views. Thoughtfully designed storage is integrated into the space, alongside a smart, adjustable desk ideal for home working.

The double bedroom is bright and welcoming, and includes an integrated desk space, creating the perfect work from home spot. Complemented by a separate dressing room with built-in wardrobes. The bathroom boasts porcelain marble tiles, and stylish chrome finishes. The building offers lift access and a weekday concierge service.

With Wandsworth Town train station and East Putney Underground station within walking distance, the apartment is well connected to the rest of London. For green spaces, King George's Park and Wandsworth Park are both only a few minutes' walk away. The local area around the apartment offers a wide variety of restaurants, gyms, cafes, and supermarkets.

Council Tax Band:

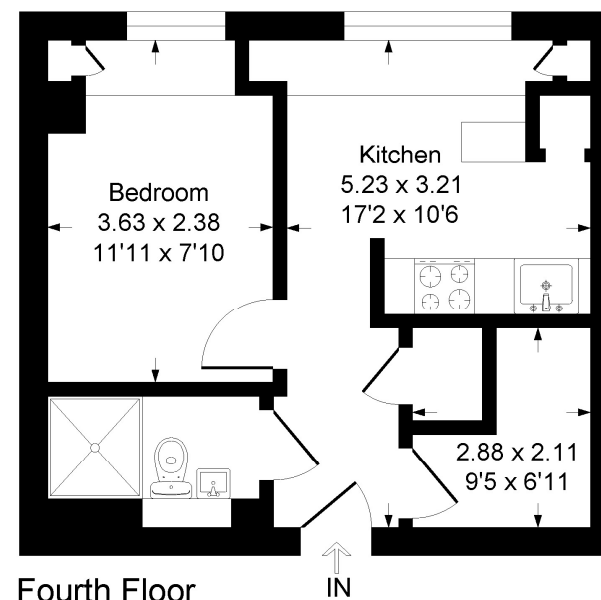
Service Charge (per annum): £2,700.00

Ground rent (per annum): £250.00

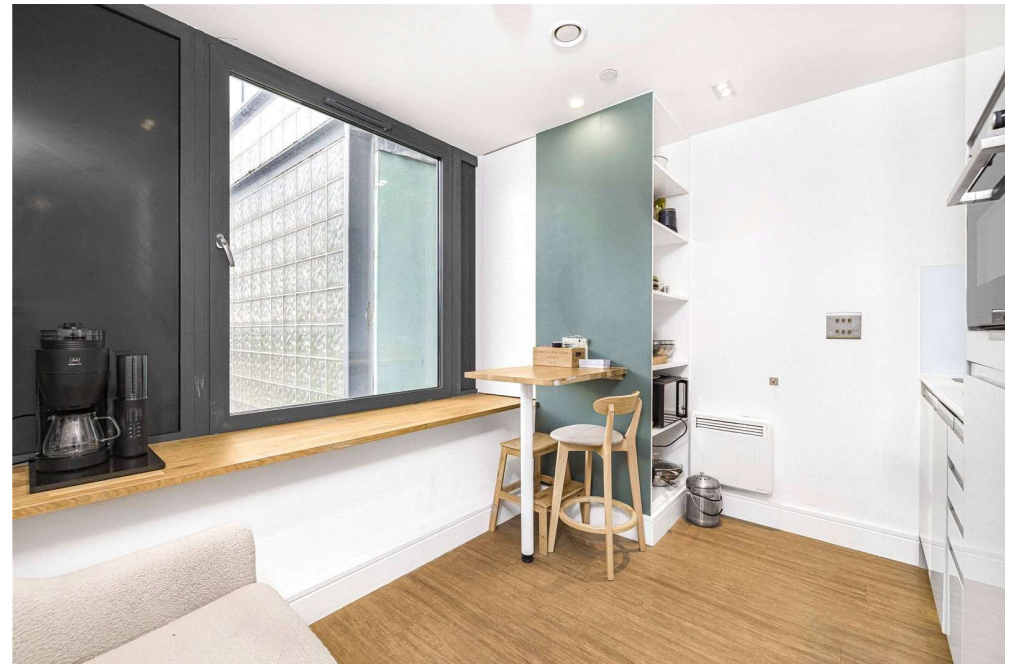
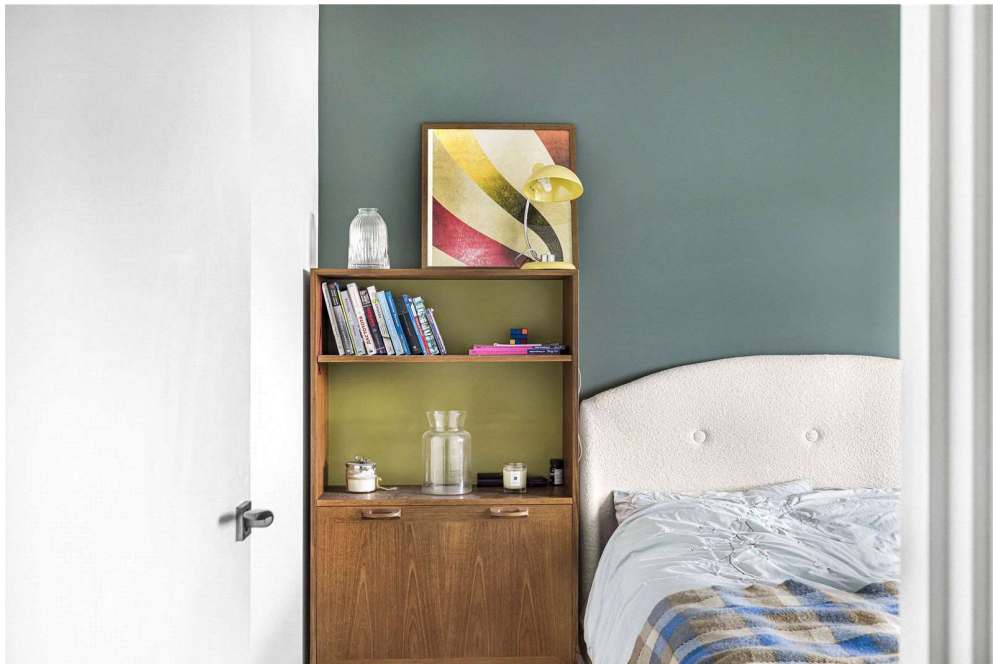
- Leasehold
- Modern development
- One bedroom apartment
- High spec finish throughout
- Central Wandsworth location - Zone 2
- EWS1 compliant
- Bike storage
- Concierge
- Lift access

## Jessica House, SW18

Approximate Gross Internal Area 32 sq m / 344.44 sq ft



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(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		
<b>England, Scotland &amp; Wales</b>	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.