



**Jessica House, Red Lion Square, Wandsworth,
SW18**

Guide Price: £575,000

Leasehold

Jessica House, Red Lion Square, Wandsworth, SW18

The layout offers a bright, dual-aspect open-plan living and dining area with access to a private balcony, creating a bright and airy space. The apartment is finished to a modern standard throughout, with a sleek, fully integrated kitchen. The principal bedroom benefits from built-in wardrobes and a stylish en-suite bathroom, while the second bedroom is a well-proportioned double, served by a contemporary family bathroom.

Residents benefit from lift access, concierge service, allocated off-street parking and secure bicycle storage.

Ideally located in the heart of Wandsworth, the property is within walking distance of Wandsworth Town station and East Putney Underground (Zone 2), offering excellent connectivity into central London. The green open spaces of King George's Park and Wandsworth Park, along with the shops, restaurants, and leisure facilities of Southside Shopping Centre and the nearby riverside, are all close at hand.

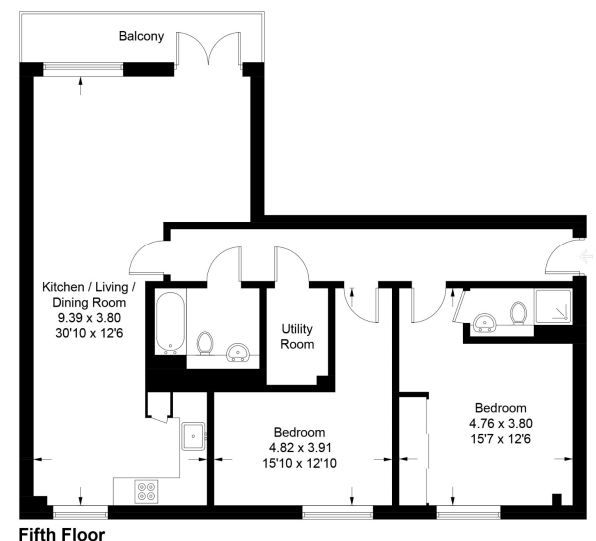
Council Tax Band:

Service Charge (per annum): £7,276.00

Ground rent (per annum): £570.00

- Leasehold
- Dual-aspect two bedroom, two bathroom apartment
- Situated on the top floor
- Secure allocated off-street parking
- Bright and spacious open-plan living area
- Private balcony
- Modern fully fitted

Jessica House, SW18



Approximate Gross Internal Area = 87.6 sq m / 943 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. (ID1284040)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EO Estate Agents - EO Estate Agents - Battersea Office

Penhurst House
 352-356 Battersea Park Road
 Battersea Park
 London
 SW11 3BY

T: 020 3633 8911
 E: info@eostateagents.co.uk
<https://eostateagents.co.uk/>

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.