



Mapleton Crescent, London, SW18

Asking Price: £335,000

Leasehold

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This exceptional home offers stylish open-plan living, with a bright and spacious kitchen/reception room featuring floor-to-ceiling windows and impressive dual-aspect views across North and East London - a rare feature for a one bedroom apartment in the development. The contemporary kitchen is fitted with fully integrated appliances, complemented by wood flooring throughout.

The generous double bedroom sits adjacent to the living space and enjoys equally impressive views across the London skyline. A sleek and modern shower room completes the accommodation, presented in excellent, move-in ready condition.

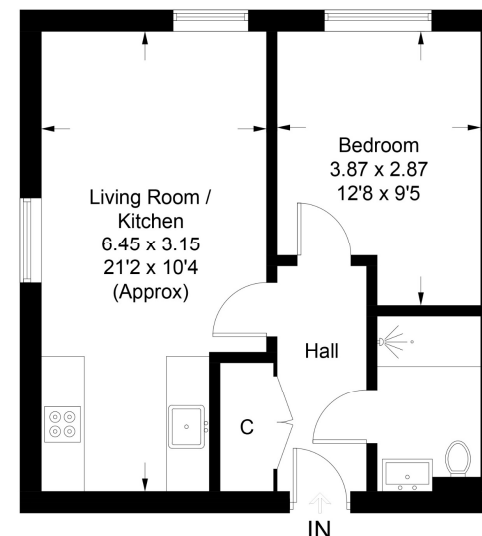
Residents benefit from a well-maintained development, including a welcoming lobby, CCTV, intercom system and a residents' lounge with Wi-Fi overlooking the River Wandle. There is also access to a stunning communal roof terrace offering panoramic views across London.

Ideally located in central Wandsworth, the property is moments from a wide selection of shops, restaurants, and bars. Wandsworth Town station is within easy walking distance, providing direct links into Waterloo and Clapham Junction, while a number of bus routes offer convenient access across London.

Restrictions:

- Leasehold
- Eleventh floor one bedroom apartment
- Pocket Living Home
- Bright open-plan kitchen/reception room
- Dual-aspect living space with far-reaching London views
- Floor-to-ceiling windows
- Contemporary kitchen

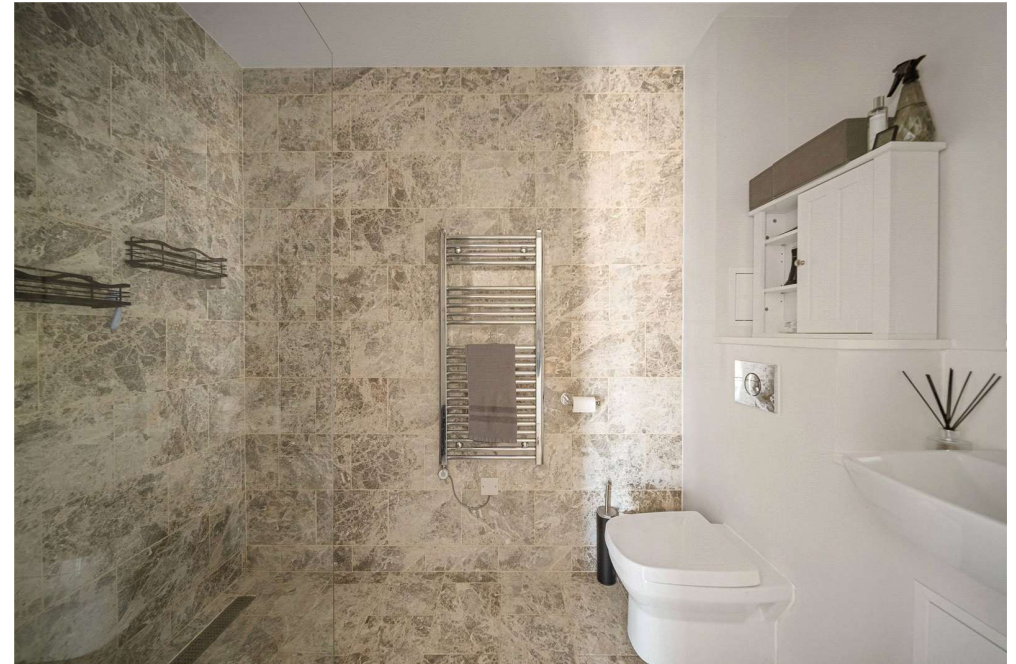
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Approximate Gross Internal Area = 39.8 sq m / 428 sq ft

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. (ID1296575)





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		

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Disclaimer

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