



**CAMBIUM APARTMENTS, 1 BEATRICE PLACE, SW19**  
£750,000

**Carter Jonas**

# CAMBIUM APARTMENTS, 1 BEATRICE PLACE, SW19

Set in this popular development, this extremely well-presented top floor flat offers excellent living space and is ideal for entertaining.

The flat comprises a large reception room with floor to ceiling windows offering an abundance of natural light and fantastic views across London. There is an open plan fitted kitchen along with access to a balcony.

There is a good-sized principal bedroom with an ensuite shower room, two further bedrooms with bespoke cupboards and a further family bathroom.

The flat benefits from underfloor heating throughout along with a secure underground parking space.

Cambium Apartments is conveniently located to Southfields tube (0.8 miles) along with the shops and restaurants in Putney. The A3 is also close by giving easy access out of London.

Sole Agents.

## AMENITIES

- Three bedrooms
- Excellent condition
- Secure underground parking
- Top floor

**TENURE** Leasehold with 992 years and 9 months left

**LOCAL AUTHORITY** Wandsworth

**EPC BAND** B

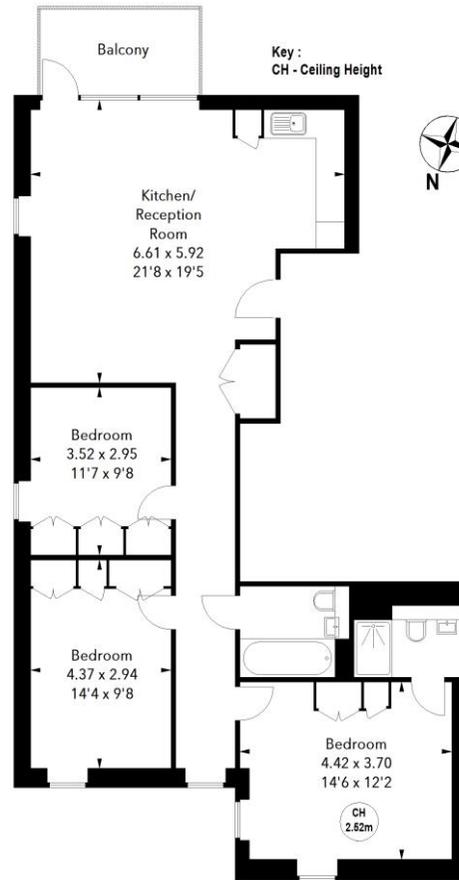
**A LIGHT AND AIRY WELL-PRESENTED THREE-BEDROOM FLAT LOCATED ON THE TOP FLOOR OF THIS POPULAR DEVELOPMENT WITH A BALCONY AND FAR-REACHING VIEWS ACROSS THE LONDON SKYLINE AND BENEFITING FROM SECURE UNDERGROUND PARKING.**





## Cambium Apartments, SW19

Approximate Area = 96.62 sq m / 1040 sq ft



Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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	

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk  
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.