



DENTON STREET, WANDSWORTH TOWN, SW18

Carter Jonas

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Perched high above the rooftops of Wandsworth Town's St Anne's neighbourhood, this stylish new build apartment with roof terrace marries period architecture with a sleek, contemporary aesthetic.

The impressive living room is spacious and bathed in natural light, with large skylights and French doors opening onto a private terrace. A great spot for alfresco drinks and dining in the warmer months. High ceilings add to the sense of volume in the room, with two sizeable storage cupboards completing the space.

The clean lines of the Häcker cabinetry in the kitchen is subtly lifted with pale worktops. With stunning Chugach wood-effect vinyl flooring throughout and built-in appliances, the space is designed to adapt to the practicalities of life, with space for convivial dining.

The eye is drawn to the remarkably bright staircase running through the heart of the property, leading from the entrance and bedrooms to the living and entertaining space. Two double bedrooms are located on the upper floor, both benefiting from eaves storage. The main bedroom has an ensuite shower room, and the second is served by a stylish bathroom fitted with Gerbit accessories.

Located on Denton Street a quiet residential road in the sought-after St. Anne's Hill enclave of Wandsworth Town, close to St. Anne's Church, the most beautiful Greek revival style Grade II church and grounds. Wandsworth Town is close by, with a thriving independent restaurant and cafe scene, as well as being home to Southside Shopping Centre. Transport links from Wandsworth Town Overland Station (0.5 mile) with direct line to Waterloo via Clapham Junction. N.B. Please note we have used CGI on images of the living room, bedrooms, and terrace to furnish the property.

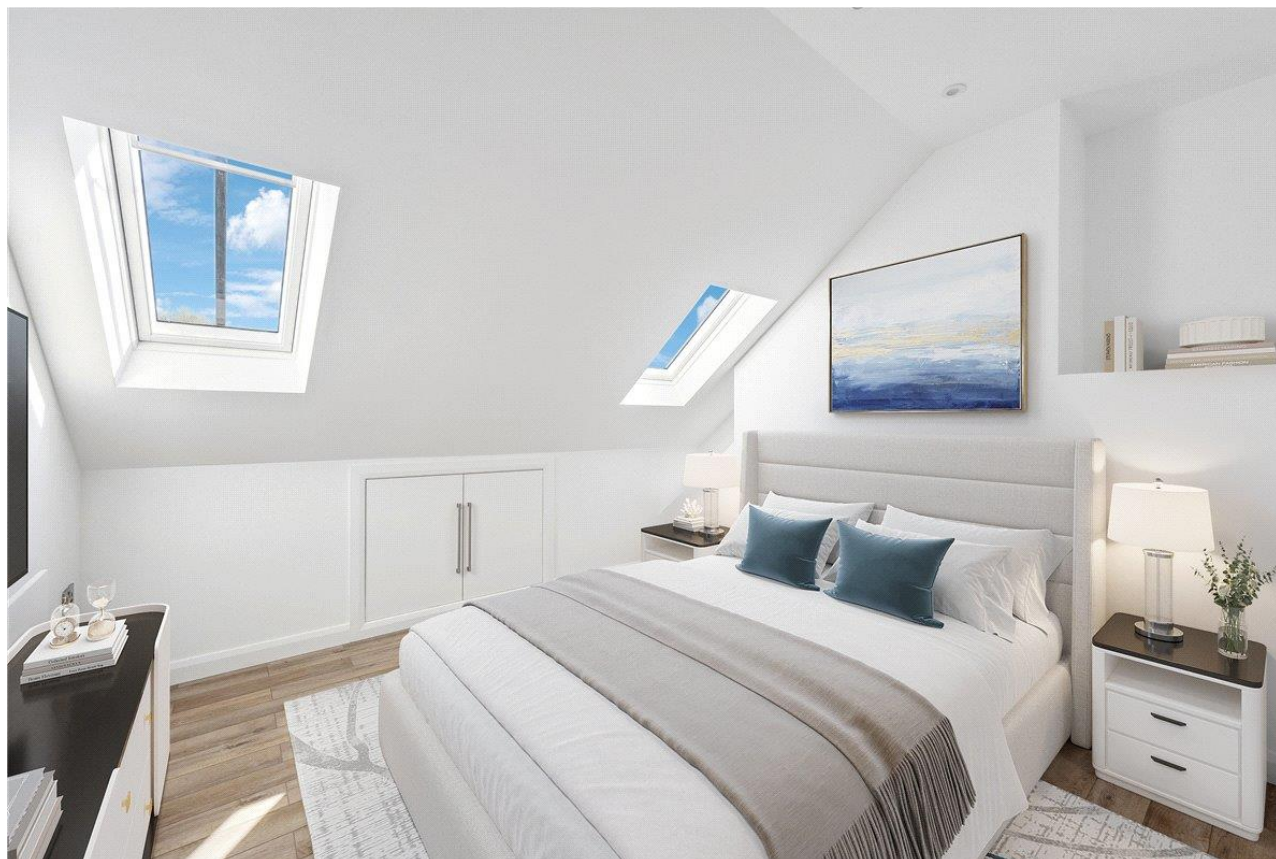
AMENITIES

- New Build apartment
- Two double bedrooms
- Two bath/shower rooms
- Private terrace
- Split level
- Open plan
- Residents parking
- Quiet road in central Wandsworth
- Share of Freehold with new lease created on purchase
- No onwads chain
- 10 year newly built warranty

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C



Classification L2 - Business Data




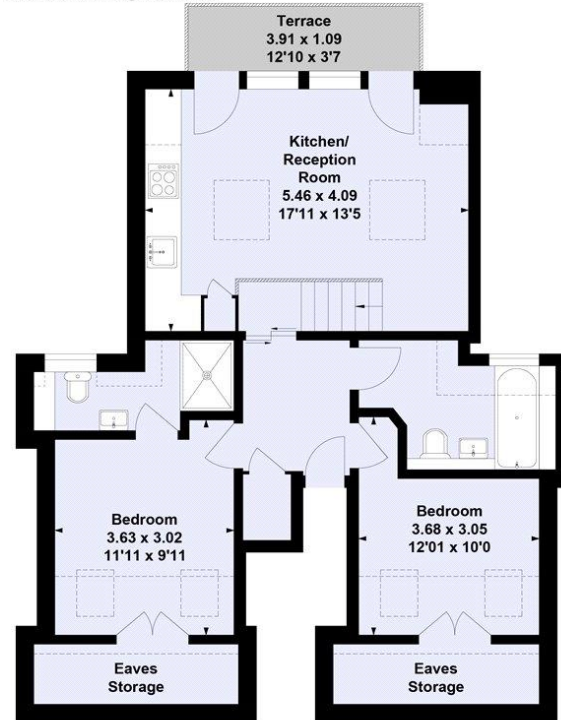
Denton Street, SW18

Approximate Floor Area = 66.42 sq m / 715 sq ft

(Including Eaves Storage)

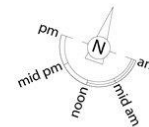
Eaves Storage = 7.04 sq m / 76 sq ft

 = Reduced head height below 1.5m



Second Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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			
(95-)	A		
(91-95)	B		
(85-90)	C		
(75-84)	D	70	72
(69-74)	E		
(61-68)	F		
(55-60)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

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