



CHATTERTON | REES



**36 Whitelands Crescent, London, SW18 5QY**

**£625,000**

Benefitting from outside space this two bedroom ground-floor apartment situated in the private and secure Whitelands Park development is a must see.

Originally the show flat for the development it most certainly is the pick of the bunch. Finished to the highest standards and surprisingly it is also slightly larger than most being the original show flat.. With the flats large, open-plan kitchen/reception room with doors leading out to the terraced area and communal garden there is a definite feel of space. The master bedroom is well-proportioned and has built-in double wardrobes and an en-suite shower room. There is also a second double bedroom, a fantastic hallway with storage and a modern bathroom, which has doors leading to both the hallway and the second bedroom.

The property also benefits from an allocated parking space in an underground garage and access to a communal gym and library.

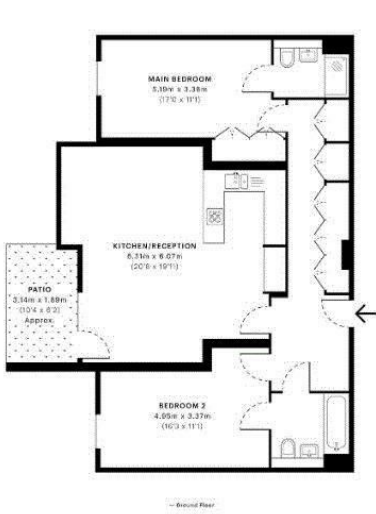


# Floor Plan

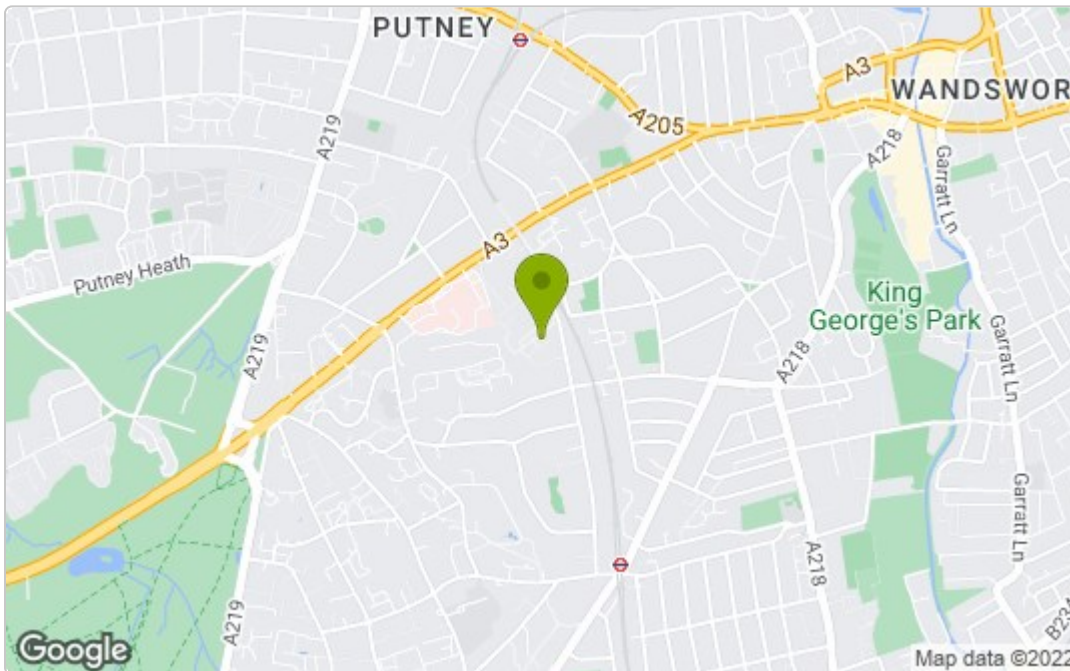


Whitlands Crescent, SW18  
OS GRID REF: TQ173007 400230000000 23023004

GROSS INTERNAL AREA  
 89.51 sqm / 963.48 sqft



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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