



CHATTERTON | REES



## 158 Bagleys Lane, London, SW6 2FW Guide price £595,000

A beautiful one-bedroom top floor flat (with lift) incl. large roof terrace, porter and parking.

Offered in immaculate condition (having been redecorated by the current owner) this large one double bedroom flat (with lift) enjoys a massive private roof terrace, secure parking space, porter and access to communal gardens.

158 Bagleys Lane is a superb 'lock up and leave' flat found in a beautifully kept, charming, secure and small development named 'The Galleries' in Sands End. Built in 2010 and found on the top floor of this well-kept building on the very end of the terrace, the flat has no neighbours above or beside so it enjoys an incredibly quiet and peaceful position. The flat is entered on the top floor (third floor) via a lift and a corridor that is shared by one other flat only.

A neat entrance hallway leads on to a large double bedroom with lovely views across the skyline and to Imperial Wharf. The bedroom has lots of storage and plenty of room for two. A beautiful reception room complete with separate dining area makes the flat ideal for entertaining and dinner parties.

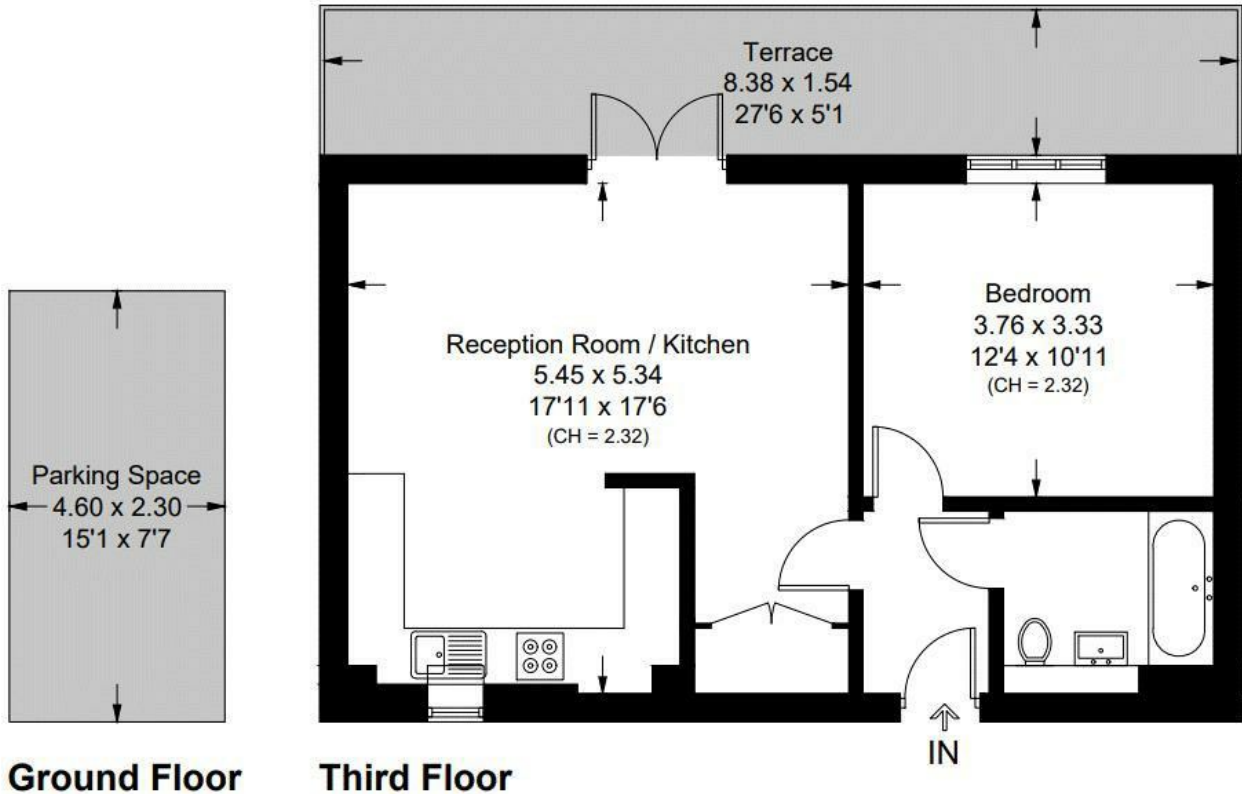
Large double doors lead directly out of the reception room to a large and very well used roof terrace perfect for sitting in the sun. The roof terrace has an in built decked seating area, a separate bar table and chairs and a BBQ area at the other end.



# Floor Plan

## Bagleys Lane, SW6

Approximate Area = 50.7 sq m / 546 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

## 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>		
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