

# Nantes Close | London, SW18



**£369,999**  
**Leasehold**

- Spacious One bed flat
- Fully fitted kitchen
- Wooden floors throughout
- Double Bedroom with Fitted Wardrobes
- Fitted Bathroom with shower
- Off street Parking
- Walking Distance between Wandsworth Town train and Clapham Junction train Stations
- Wandsworth Council Tax band C
- Long lease of 180 years remaining

# Nantes Close | London, SW18



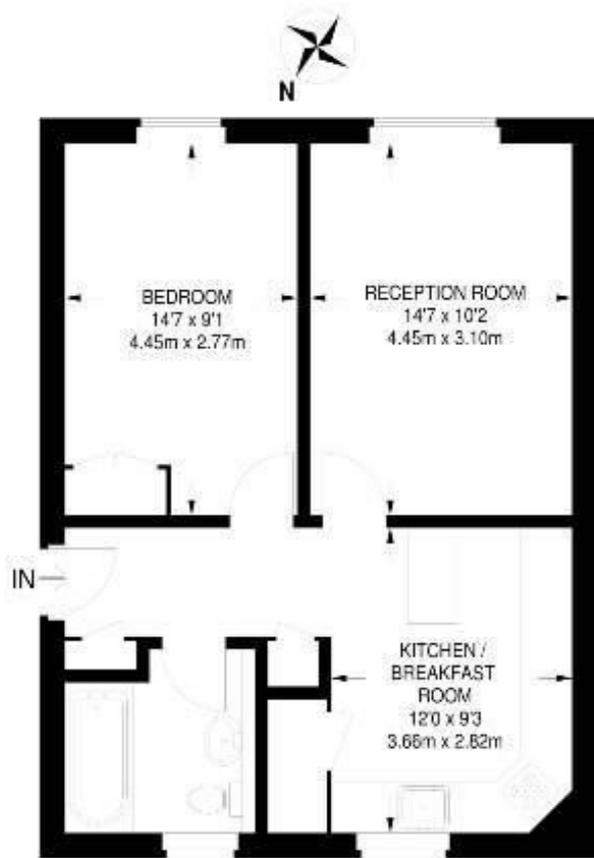
This charming and modern one bedroom purpose built flat, is perfectly suited for first time buyers or investors, in a quiet residential area within walking distance of Clapham Junction, Wandsworth Town and the River Thames.

Boasting a long lease and excellent transport links, this flat is just 0.3 miles from Wandsworth Town station and 0.6 miles from Clapham Junction, providing easy access to Central London and beyond. Further benefits include easy access to the shops, bars, cafes and restaurants of St Johns Hill as well as Northcote Road 0.7 miles and Wandsworth High St 0.8 miles.

The practical layout includes a comfortable living area, a fully equipped kitchen, a generous double bedroom, and a modern bathroom with great natural light throughout.

This property has a very long lease of 180 years remaining.

Wandsworth Council Tax Band C



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
535 SQ FT / 49.7 SQ M**

This plan has been drawn for illustrative and identification purposes only.

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>		75	75
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



**Eden Harper**  
64 Battersea Park Road, London, SW11 4JP  
**0207 720 1116**  
info@edenharper.com  
www.edenharper.com