

49 DENTON STREET, LONDON, SW18 2JS

GUIDE PRICE £475,000

LEASEHOLD



VP

A really delightful period ground floor apartment in this attractive late 1800's end of terraced property.

- Purpose Built Victorian ground floor flat
- Two bedrooms
- Living room with bay window
- Kitchen
- Bathroom
- Ground floor
- Private garden
- Within walking of Wandsworth Town Station and Southside Shopping Centre
- No onward chain

# 49 DENTON STREET, LONDON, SW18 2JS

## SUMMARY

- Purpose Built Victorian flat
- Two bedrooms
- Living room
- Bathroom
- Kitchen
- Ground floor
- Private garden
- Central Heating
- Within walking of Wandsworth Town Station

**£475,000 Guide price**  
**Leasehold - 88 Years**  
**Unexpired**

## THE PROPERTY

The archetypal London flat – period features, good address, good transport links. It's all good....

This is the sort of place that would make a wonderful first home or a brilliant rental investment, it has the beauty of its own front door too, so no communal parts which is always lovely.

Although it's perfectly liveable, there's still plenty of scope to update the interior to your own taste.

The pretty living room has an original fireplace with fitted shelves either side and a bay window which makes a perfect spot for your window boxes.

There are 2 bedrooms, bathroom and separate w.c. and a great size kitchen.

The property has a private garden to the rear.

## THE AREA

Denton Street is ideally located in a quiet road just off St Ann's Hill and the local trendy neighbourhoods of Southfields and Wandsworth.

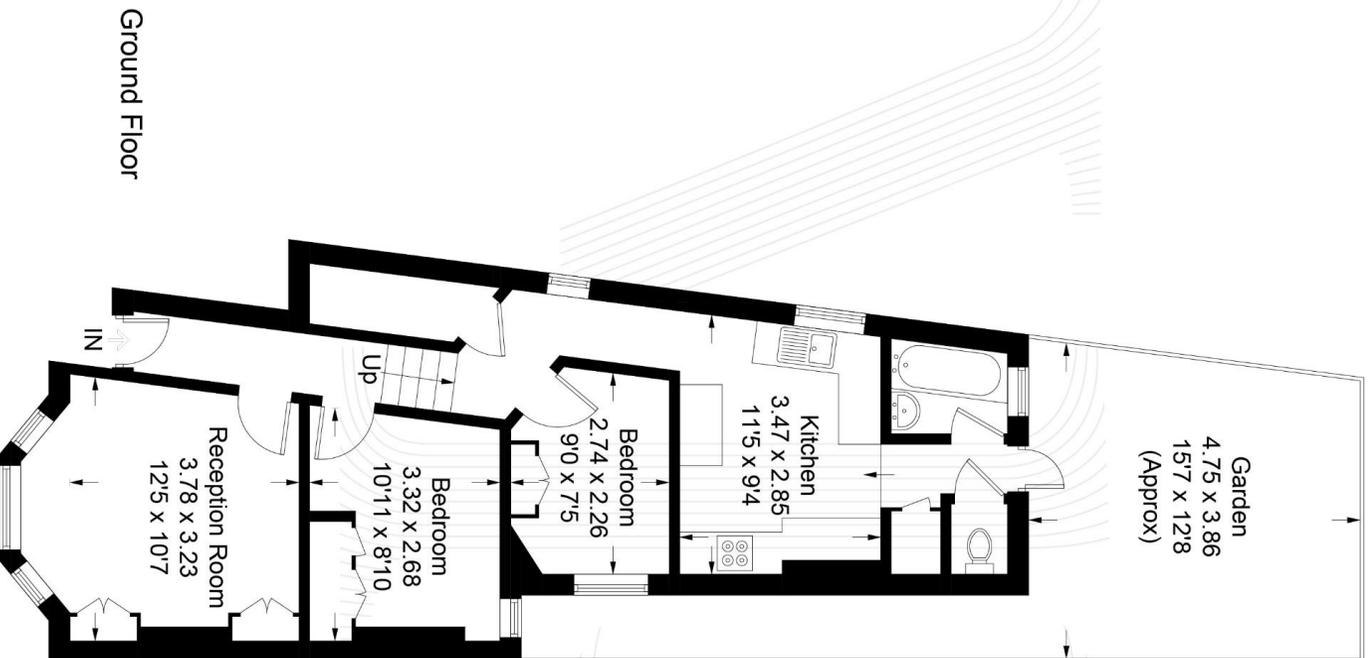
Wandsworth Town Station is within easy reach and allows for a quick commute into central London.

Old York Road has some fantastic independent shops, bars and restaurants. Wandsworth Common and Southside Shopping Centre are also close by which has the likes of Cineworld, Wagamamas, Next, tk Maxx, Debenhams, H&M, and a Nuffield Health Centre as well as Waitrose & Sainsbury's superstore on the opposite side of the road.

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Approximate Gross Internal Area = 56.5 sq m / 608 sq ft

## FLOORPLAN



All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purposes.  
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## TERMS

### Local Authority:

Wandsworth Council – Band D - £745.81

Service charges - None

Ground Rent - £75 per annum

Lease – 125 years from 13<sup>th</sup> August 1982 – 88 years unexpired.





