



SPECTRUM WAY, SW18 4GN

Asking Price £675,000

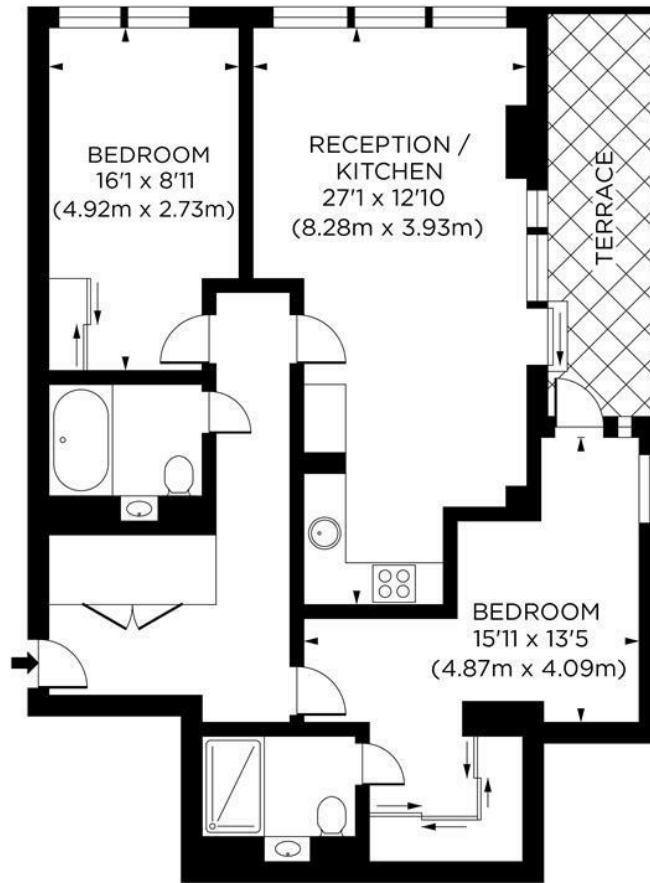
We are delighted to present to the market this fantastic and beautifully presented two-bedroom, two-bathroom (one en-suite) apartment, featuring a large private balcony with stunning views across South-West London. This modern property is ideally located in the heart of Wandsworth, offering easy access to Wandsworth Town Mainline Station and a number of nearby bus routes. The Southside Shopping Centre, with its selection of shops, bars, and restaurants, is also within close proximity. The accommodation boasts floor-to-ceiling windows, allowing an abundance of natural light to fill the space. The property includes a spacious open-plan kitchen/reception room with access to the private balcony, two double bedrooms, two bathrooms, and ample storage. Additional features include underground secure parking, a 24-hour concierge service, a filtration water system, and no onward chain. Leasehold. EPC rating B. Council Tax Band E. Please see the virtual tour provided: <https://my.matterport.com/show/?m=NNuKtjWjxt>.



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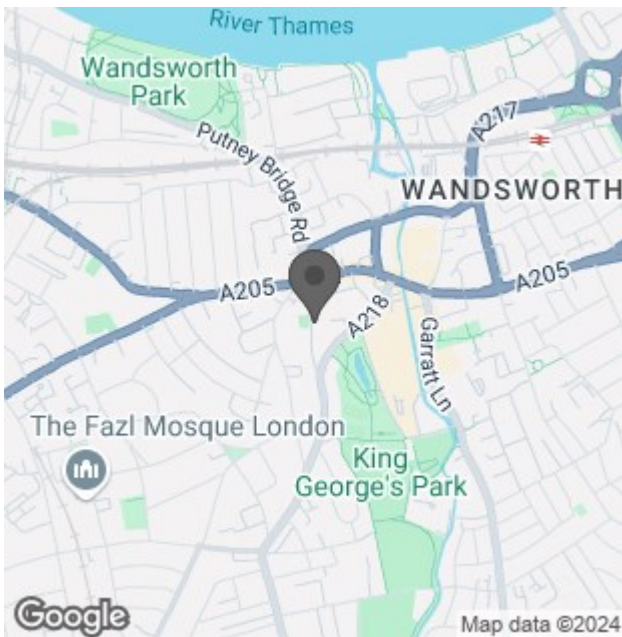
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TWELFTH FLOOR

Spectrum Way, SW18
 Gross Internal Area 893 sq ft/83 sq metres
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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