



Veronica Road, Heaver Estate **SW17**



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This superb, share of freehold apartment has incredible width and space and has been finished to an exceptional standard. The separate kitchen has unusually high ceilings, with a large sash window and skylight making the space lovely and light. The kitchen itself has been bespoke designed, with plentiful storage and a generous amount of stone-topped work surfaces and integrated modern appliances. The large central island provides additional storage and is brilliant for entertaining.



Guide price: £775,000

Tenure: Share of freehold plus leasehold, approximately 983 years remaining

Service charge: £840 per annum, reviewed annually, next review due 2024

Local authority: London Borough of Wandsworth

Council tax band: E





The sitting room is well-proportioned, with useful built-in cabinetry either side of the feature fireplace. Upstairs are two large double bedrooms and an enormous storage cupboard. The two bedrooms are equally sized and both provide built-in wardrobes and additional eaves storage.

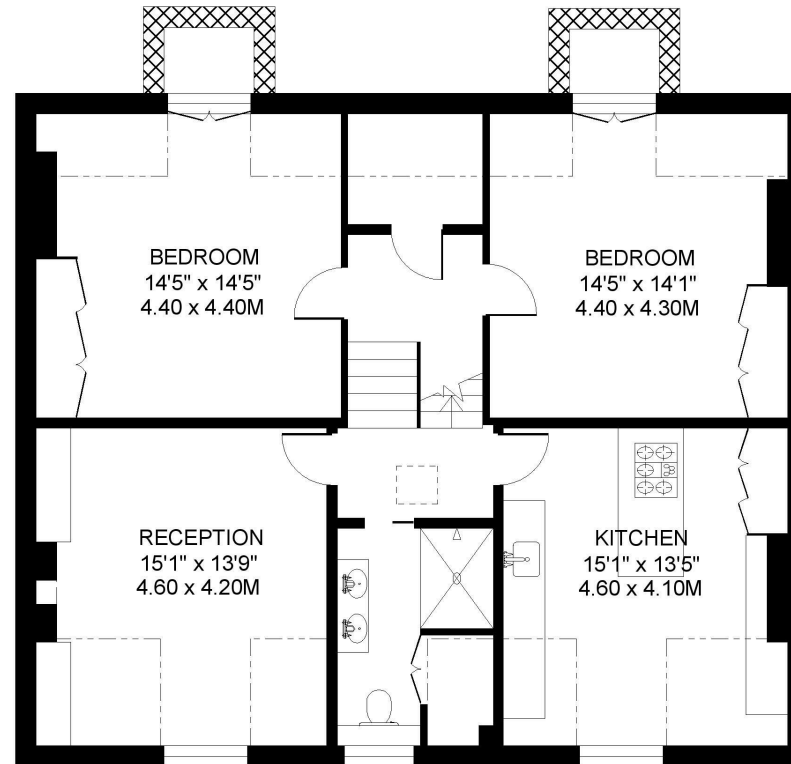
The contemporary bathroom completes the flat, with luxurious walk-in shower, dual basins and a further storage cupboard. Balham is a mere 0.6mi away, with both Northern line tube station and mainline station. Hildreth Street offers an array of dining options, such as the brunch institutions of Milk and Brickwood, as well as regular market stalls with fresh flowers, fruit and vegetables. There is a large Sainsbury's and Waitrose, as well as fitness studios and a leisure centre nearby.



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Approximate Gross Internal Floor Area
1069 sq ft / 99.3 sq m
Total Area Shown on Plan
1,095 sq ft / 101.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR

Knight Frank
Wandsworth

26 Bellevue Road
Wandsworth SW17 7EB

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We would be delighted to tell you more

Jack Gravestock
020 3667 6751

jack.gravestock@knightfrank.com



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