



The Bonner Building, Wandsworth SW17



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This fantastic two bedroom, two bathroom flat with allocated parking space is situated in the popular Bellevue Village, just off Wandsworth Common. The flat has a wonderful sense of space, comprising 842sqft with ceiling heights of over 3m. The apartment opens into a wide entrance hall, flowing through to an open-plan reception area. The well-equipped kitchen features contemporary integrated appliances and an array of storage cupboards. The living/dining area is bright, with pretty views across Trinity Fields and Wandsworth Common. The second bedroom has a useful pocket door which can be opened to create additional living space/a study area or closed to act as a second double bedroom, with integrated storage cupboards.



Guide price: £675,000

Tenure: Leasehold: approximately 958 years remaining

Service charge: £250 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Wandsworth

Council tax band: E





The main bedroom is an impressive 20x10ft, with plentiful built-in storage and stylish en-suite shower room. There is another large bathroom with shower over bathtub and mirrored storage cupboards. The allocated parking space is a rare feature in the area and is gated for security.

The popular Bellevue Village fronts Wandsworth Common and benefits from local shops, restaurants and pubs. Wandsworth Common Station provides direct services to Clapham Junction, Waterloo and Victoria Tooting Bec underground provides Northern Line services into the West End. The amenities of Balham and the Northcote Road are a short distance away.

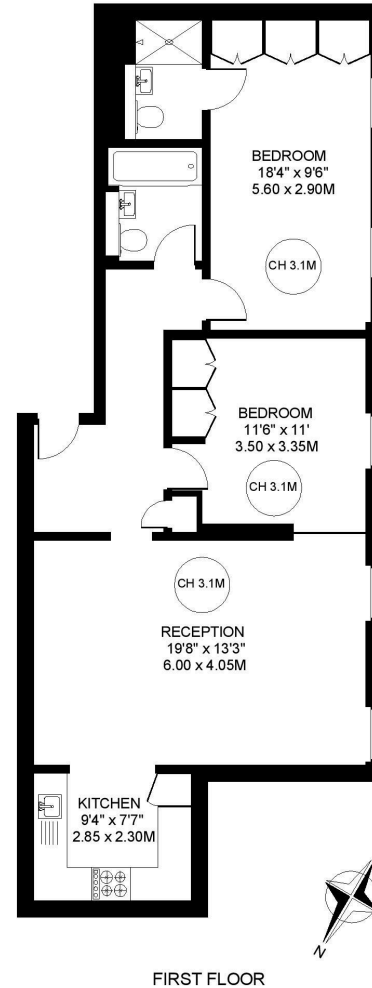
In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by an employee of Knight Frank.



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Approximate Gross Internal Floor Area
842 sq ft / 78.2 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.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 12/12/2024. Photographs and videos dated 12/12/2024.

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