



**Bilton House, Wandsworth Road, London, SW8  
4EP**

**Asking Price: £395,000**

*Leasehold*

# Bilton House, Wandsworth Road, London, SW8 4EP

This duplex property is superbly positioned for local transport links, with underground, tube and bus links within easy access.

Beautifully presented, this two bedroom home has been carefully remodelled internally to offer great living proportions. The natural light is instantly noticeable. The high ceilings are complemented with large windows, making the space feel light, airy and very welcoming.

The lower level is home to a large reception space, with plenty of room for dining and socialising and backs onto the kitchen, finished in an elegant taupe shade.

Upstairs are two bedrooms, with the master enjoying windows front and back and a large storage cupboard. These rooms share the neutrally finished bathroom, complete with overhead shower, but an additional WC is conveniently located on the lower level.

This flat is perfect for a first time buyer or an investor, given no work is required. Close to Larkhall Park, the flat is also within easy reach of a gym and lots of places to eat and drink. Parking permits are also available.

- Stunning Finish
- Duplex Layout
- Ample Natural Light
- Parking Available
- Excellent Transport Links
- Designed by Interior Designers
- Ready for Occupation
- Ideal for First Time Buyers or Investors
- Low Annual Charges

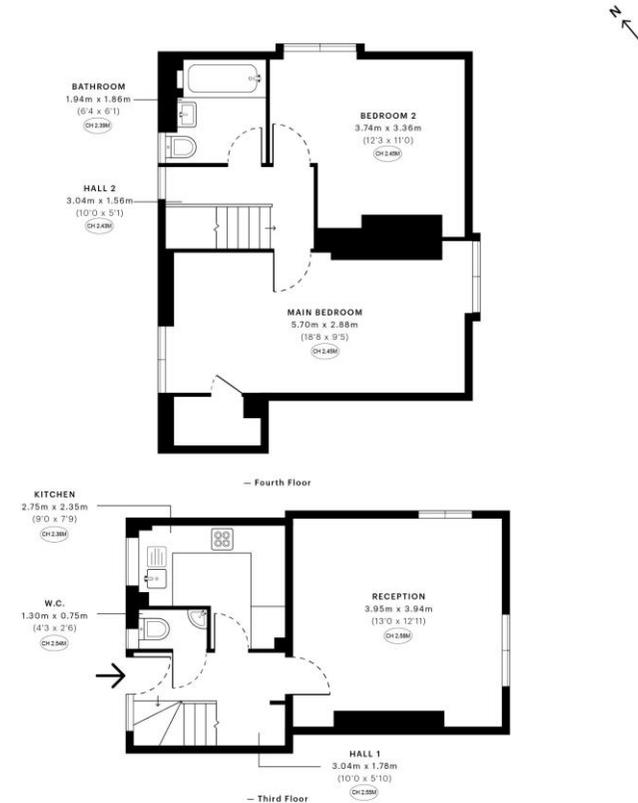
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Bilton House, SW8

CAPTURE DATE: 08/06/2022 LASER SCAN POINTS: 80,439,400

GROSS INTERNAL AREA

66.11 sqm / 711.60 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
66.11 sqm / 711.60 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes overhead storage/loft height  
59.40 sqm / 639.39 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 65.94 sqm / 705.47 sqft  
IPMS 3C RESIDENTIAL: 61.70 sqm / 664.13 sqft  
spec id: 629e14084426b00db549129f





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.