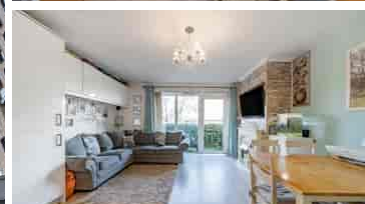


£550,000 Leasehold

Flat Three Kennet House, 8 Enterprise Way, London SW18 1GF



- First Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Balcony
- Close to The Thames and Wandsworth Park
- Approx. 763 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Secure Underground Parking Space
- Short Walk from Wandsworth Town Station

## GENERAL DESCRIPTION

This well-presented apartment is on the first floor of a modern development and features an open-plan reception/kitchen with sleek, white units and integrated appliances. A door leads out onto the east-facing balcony. Both bedrooms are comfortable doubles and include fitted wardrobes. There is an attractive bathroom and useful storage/utility cupboards in the entrance hallway. Well-insulated walls, modern double glazing and a communal heating system contribute towards a very good energy-efficiency rating. Residents of Kennet House can make use of the on-site gym and there is an underground car park which includes a space for this apartment. A Sainsbury's Local is conveniently located on the corner of Enterprise Way and Osiers Road plus the Southside Shopping Centre and a variety of other stores are within easy reach. To the north is the Thames, with the riverside Wandsworth Park and Wandsworth Town Railway Station both nearby. East Putney, for the District Line, is also within comfortable walking distance.

**Tenure:** Leasehold (125 years from 25/03/2009).

**Service Charge:** £400.73 per month (subject to annual review).

**Council Tax:** Band F, London Borough of Wandsworth (£1430.11 for 2025/26)

**Please Note:** This property is currently part-owned by A2 Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

## DIMENSIONS

### FIRST FLOOR

#### Entrance Hallway

#### Reception

20' 9" max. x 14' 4" max. (6.32m x 4.37m)

#### Kitchen

included in reception measurement

#### Balcony

#### Bedroom 1

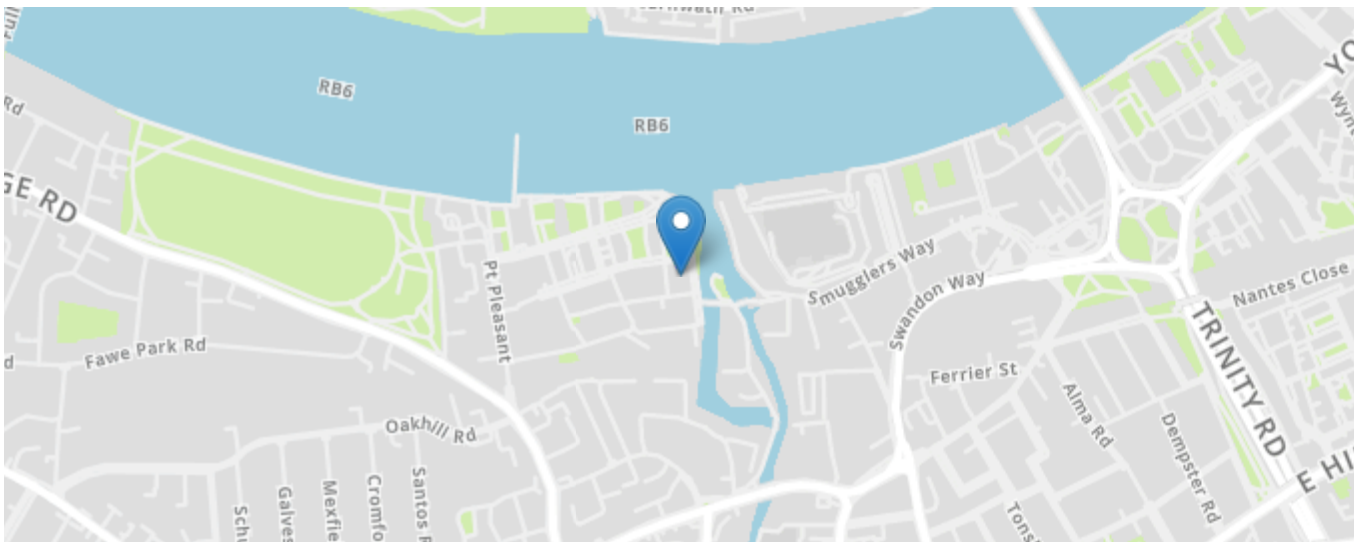
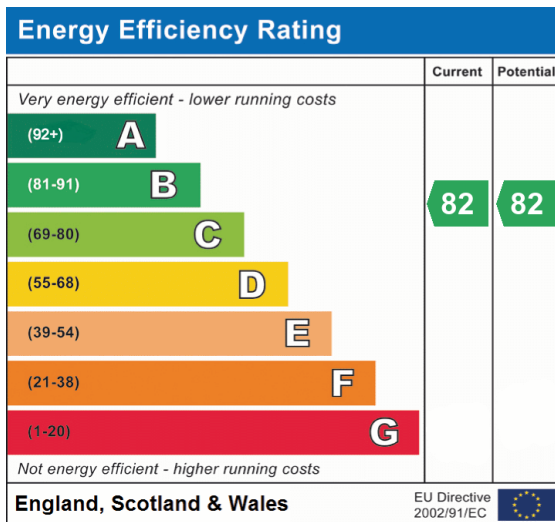
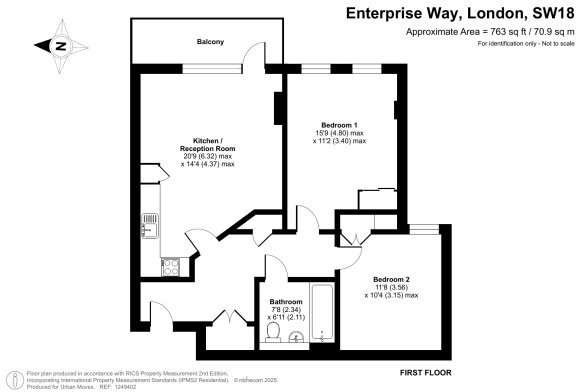
15' 9" max. x 11' 2" max. (4.80m x 3.40m)

#### Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)

#### Bathroom

7' 8" max. x 6' 11" max. (2.34m x 2.11m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.