



Bellwether Lane, SW18

£775,000 *Leasehold*

- Seventh-floor two bedroom apartment
- Approximately 947 sq ft of internal space
- Large private terrace ideal for outdoor living
- Spacious open-plan kitchen, dining and reception room
- Two well-proportioned double bedrooms

KEY FEATURES

- Two bathrooms (family bathroom and en-suite)
- Bright, private outlook with elevated views
- Well-located for Wandsworth Town, Earlsfield and Southfields
- Close to Wandsworth Common and King George's Park



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DESCRIPTION

A well-laid-out two bedroom apartment set on the seventh floor of Dray House, with the real stand-out being the large private terrace, offering far more outdoor space than you'd usually find in this part of SW18.

The flat offers just under 950 sq ft of internal space, with a generous open-plan kitchen, dining and living room that works well for everyday living as well as entertaining. The kitchen is neatly arranged with good storage and worktop space, while the living area easily accommodates both dining and seating.

There are two comfortable double bedrooms, the larger of which benefits from excellent proportions and built-in storage. The property is served by two bathrooms, including a family bathroom and a ensuite, making it practical for sharers, guests or family life.

Being on the seventh floor gives the flat a real sense of privacy and an open outlook, while the terrace provides a rare opportunity for outdoor dining, relaxing or even a bit of gardening.

A great option for anyone looking for space, outdoor living and a convenient SW18 location.

LOCATION

Bellwether Lane is ideally located for access to Wandsworth Town, Southfields and Earlsfield, with excellent transport links, green spaces, and a wide selection of shops, cafés and restaurants nearby. The open spaces of Wandsworth Common and King George's Park are also within easy reach.

MATERIAL INFORMATION

Tenure: Leasehold

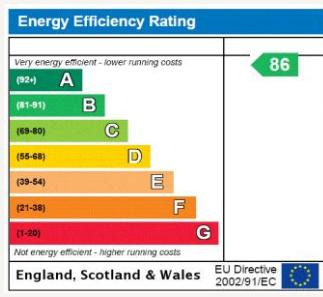
Term: 991 years

Service Charge: £4,623 per annum

Ground Rent: £450 Annually (subject to increase)

Council Tax Band: F

EPC rating: B



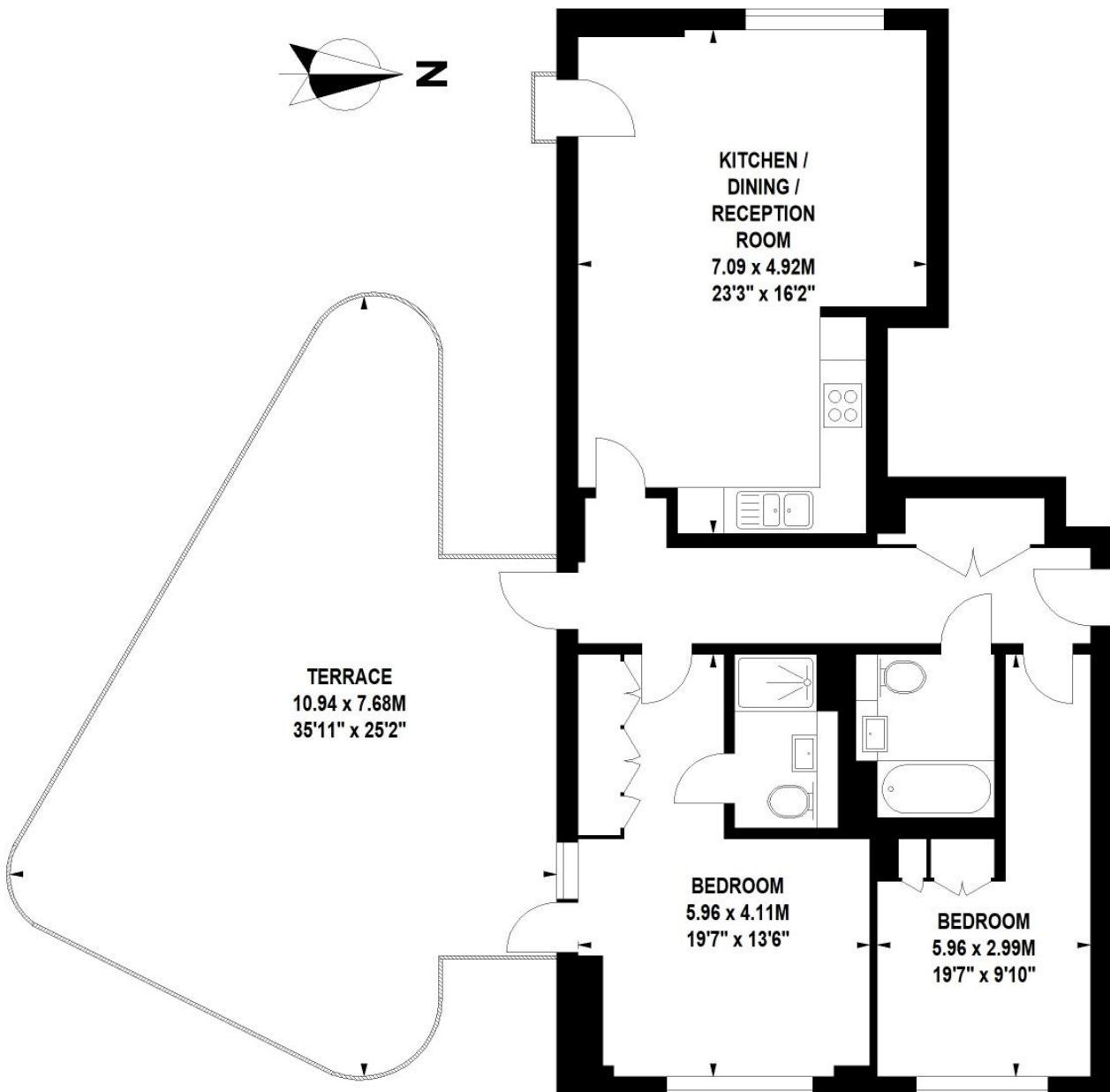
<https://www.winkworth.co.uk/sale/property/SOU250295>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Dray House, Bellwether Lane, SW18

Approximate Gross Internal Area 88 sq.m / 947 sq. ft



Seventh Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing ©. Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

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