



**JAMES
ANDERSON**



FOR SALE

£695,000

Knightsley Walk, London, SW18

This spacious two bedroom top floor flat is located in a popular purpose-built block moments from Wandsworth Park and the river Thames. The property enjoys a bright and airy open-plan kitchen/reception room, the kitchen is fitted with contemporary units with integrated appliances and there are sliding doors from the reception room which lead out to a large balcony connected to the master bedroom boasting amazing views. The master bedroom is well sized with fitted wardrobes and has a large en suite shower room. There is a further double bedroom with private balcony and a separate bathroom, with under floor heating throughout. This property will be sold chain free with one parking space.

Knightsley Walk is ideally situated very close to Wandsworth Park and the river Thames with range of shops, supermarkets and cafe's on the development. Wandsworth Town train station with direct access to Waterloo is only a very short walk away.



Two Double Bedrooms



Two Bathrooms (En-Suite)



Open Plan Reception Room



High Specification Fitted Kitchen



EPC Rating - B



Excellent Transport Links



Outstanding Local Facilities



Next to Wandsworth Park



No Chain, Parking, 796 Sq Ft



River Views, Top Floor



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



Knightley Walk

Approximate Gross Internal Area = 796 sq ft / 74 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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