



## SKIPSEA HOUSE, FITZHUGH GROVE, LONDON

2 bedroom leasehold flat in Wandsworth with terrific scope for personalisation. 6th Floor, amazing views, great location. No Chain.

A great opportunity to get onto the London property ladder and access all that the city has to offer. Refurbishment project.

3D VR Tour Available

Leasehold | Brand New Instruction







Hallways are pleased to present this 2 bedroom, purpose built flat located in the heart of Wandsworth. Situated on the 6th floor, with an elevator in the building, you have amazing views across London.

This flat has so much potential. It is spacious and bright, with 2 double bedrooms, a large living/ dining room and a kitchen. This flat also features a balcony with views of Wandsworth Common.

The property comprises briefly; two bedrooms, bathroom, separate WC, kitchen and reception room with a private balcony.

Positioned on the sixth floor, the property offers outstanding views over London and the potential to add value with a personalised refurbishment.

In addition, the flat also has its own bicycle shed on the ground floor. Located a short walk from Clapham Junction and Wandsworth Town/Common station and surrounded by Wandsworth Common itself, this is a must-see property.

This flat is super conveniently located in close proximity to Clapham Junction Station and Wandsworth Common Railway Station. Clapham South underground station is less than 2 miles away and serves the northern line.

Perfect for a first-time buyer, this home does require updating but will be amazing with a refurb.

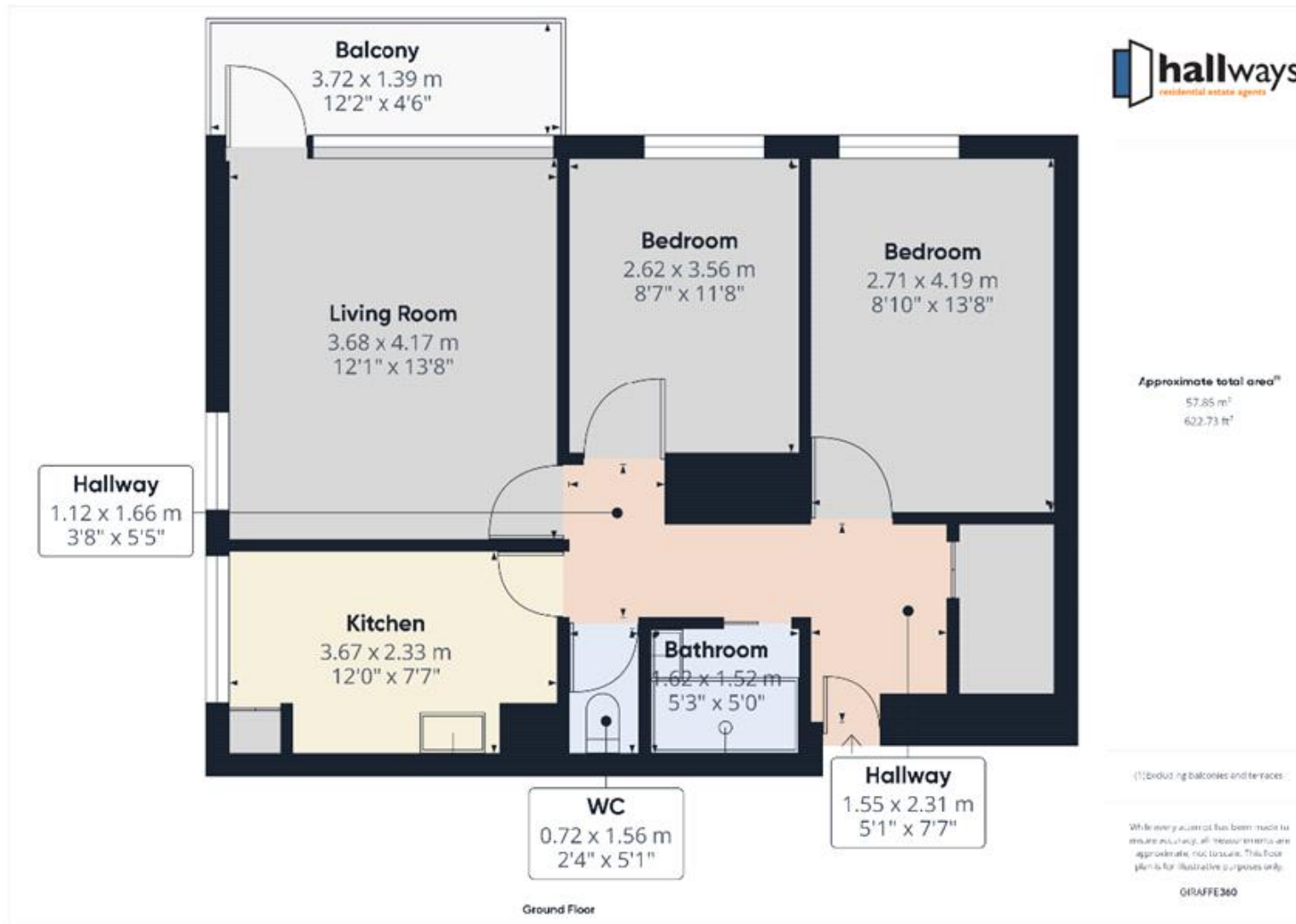
Book your viewing today by giving us a call on 020 3536 3959 or emailing [hello@hallwaysproperty.uk](mailto:hello@hallwaysproperty.uk).

Council Tax Band: C (Wandsworth London Borough Council )

Tenure: Leasehold (88 years)

- Wandsworth Common
- 2 Bedroomed Flat
- Leasehold
- Great personisation project
- Balcony with far reaching views
- Residents Parking Permit





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	70 77
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
Hallways Estates Limited  
Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG  
Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.