

Mapleton Road, London, SW18

£530,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

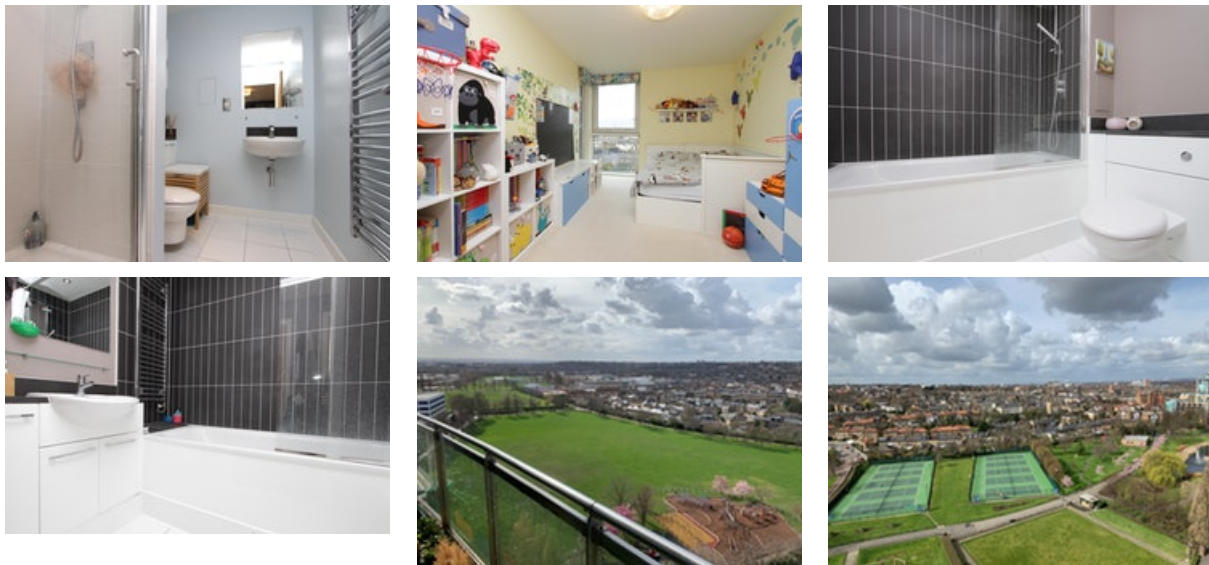
This two double bedroom, two bathroom apartment is available in the highly desirable Argento Tower, overlooking King George's Park with ten full-sized tennis courts & other leisure facilities. The flat benefits from being situated next to the Southside Shopping Centre (Waitrose, Cineworld, s

Key features:

- Recently Refurbished Kitchen & Lounge
- Excellent Condition Throughout
- Allocated Private Parking
- Spectacular Views
- Excellent Sports Facilities Nearby

Extra info:

- **Property Age:** 10 years
 - **Council Tax:** Band E (£70.00 per-month)
 - **Double Glazing:** All
 - **Heating:** Electric
 - **Parking:** Secure Gated Allocated Parking
 - **Lease info:** 98 years remaining
- Ground Rent:** £300.00 per-annum
Maintenance Company: Argento Right To Manage Company



This two double bedroom, two bathroom apartment is available in the highly desirable Argento Tower, overlooking King George's Park with ten full-sized tennis courts & other leisure facilities. The flat benefits from being situated next to the Southside Shopping Centre (Waitrose, Cineworld, shops, restaurants and Nuffields Health Club).

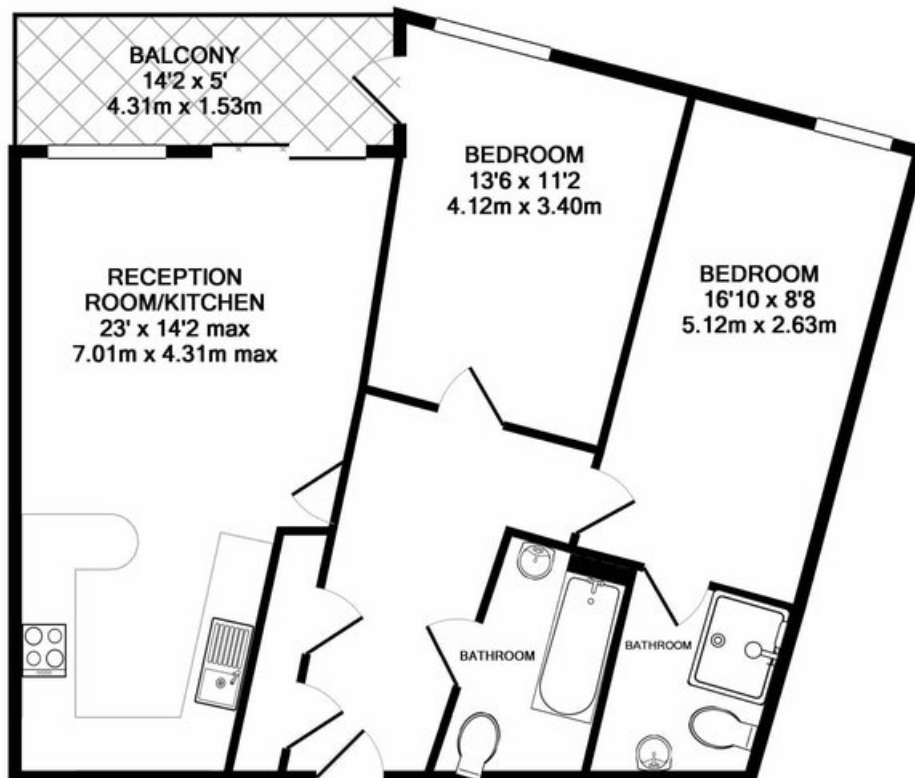
The kitchen has recently been refurbished and the living room has full length windows leading onto a private balcony with breath-taking, uninterrupted views over King Georges Park and South West London.

This modern building further benefits from a full-time concierge service, secure video door entry system, CCTVs on all entrances to the building as well as a landscaped communal garden on the seventh floor that offers views over London.

Allocated private parking onsite (part of the NCP Southside car park) with secure bicycle storage included.

The flat is located within close proximity to Wandsworth Town station (0.6 mile) offering direct links to London Waterloo (13 minutes), Southfields & East Putney tube stations and Earlsfield train station are all within walking distance.

Floor plan:



TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

67 Argento Tower, Mapleton Road, LONDON, SW18 4GB

Dwelling type: Mid-floor flat	Reference number: 8571-6727-8920-3645-8906
Date of assessment: 05 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 March 2019	Total floor area: 65 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 660
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	Not applicable
Heating	£ 195 over 3 years	£ 195 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Totals	£ 660	£ 660	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

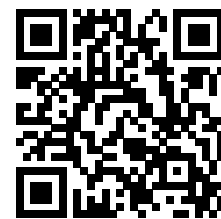
Energy Efficiency Rating

<p style="font-size: 0.8em; margin-top: 5px;">Very energy efficient - lower running costs</p> <p style="font-size: 0.8em; margin-top: 5px;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border-right: 1px solid black;">Current</th> <th>Potential</th> </tr> <tr> <td style="border-right: 1px solid black; font-size: 1.5em;">82</td> <td style="font-size: 1.5em;">82</td> </tr> </table>	Current	Potential	82	82
Current	Potential				
82	82				

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

MISREPRESENTATION ACT, 1967.

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