

*48 Amesbury Tower,
Wandsworth Road,
Battersea
SW8 3LQ*



£259,000 Leasehold

A superb two double bedroom flat (currently laid out as a three bed) with stunning views across London, located moments from Wandsworth Road station and Clapham Old Town, perfect for any First Time Buyer or investor.

Key Features:

- Two/ Three Double Bedroom Flat
 - Perfect Investment Flat
 - 10% Yield
 - Great Views over London
 - Concierge
 - Secure Well-Maintained Block
- Minutes from Wandsworth Road BR
 - Close to Clapham Old Town







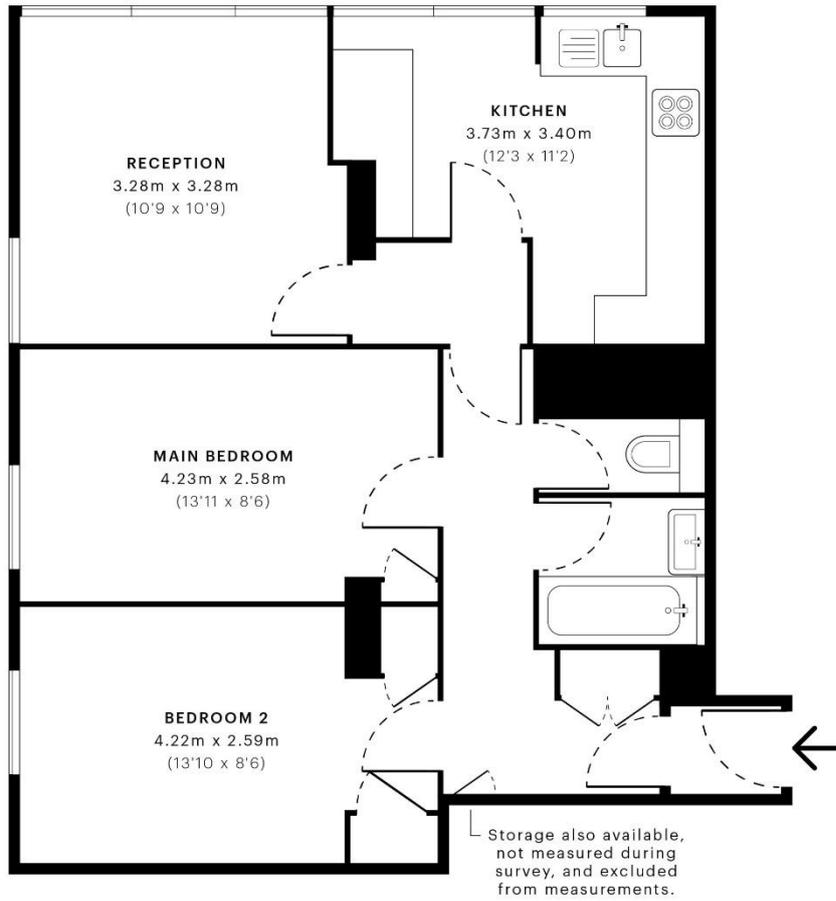


Amesbury tower, SW8

CAPTURE DATE 17/03/2023 LASER SCAN POINTS 35,557,781

GROSS INTERNAL AREA

57.36 sqm / 617.42 sqft



— Twelfth Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
57.36 sqm / 617.42 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes carports, covered/roofed height
53.88 sqm / 579.95 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited clear areas under 2.0m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.00 sqm / 635.07 sqft
IPMS 3C RESIDENTIAL 56.82 sqm / 609.01 sqft

SPEC ID 56411ae64dc45750dd0d30540