



**30 Jessica House  
Wandsworth High Street, London SW18 4RD  
£570,000**

Situated in the heart of Wandsworth, and close to all of the local amenities nearby. A modern two bedroom/2 bathroom apartment that has been fully furnished.

Located on the 2nd floor with lift, this lovely apartment is set within a recent Gaillard scheme called Jessica House. The apartment also comes with a secure underground parking space and day time concierge service to the development.

Jessica House is on the door step to a plethora of shopping facilities including Southside Shopping centre, and local restaurants, Trendy gastro pubs, and cafes, all of which are only a short walking distance. Residents will also enjoy the peaceful and tranquil ambiance of King George's park which is close by, and the quite riverside walkways offering the charm of the river Thames.

Wandsworth Town mainline station is close by (9 min walk) and the scheme is only a 13 minute walk from East Putney Tube station.

Council tax - Wandsworth, Band D.



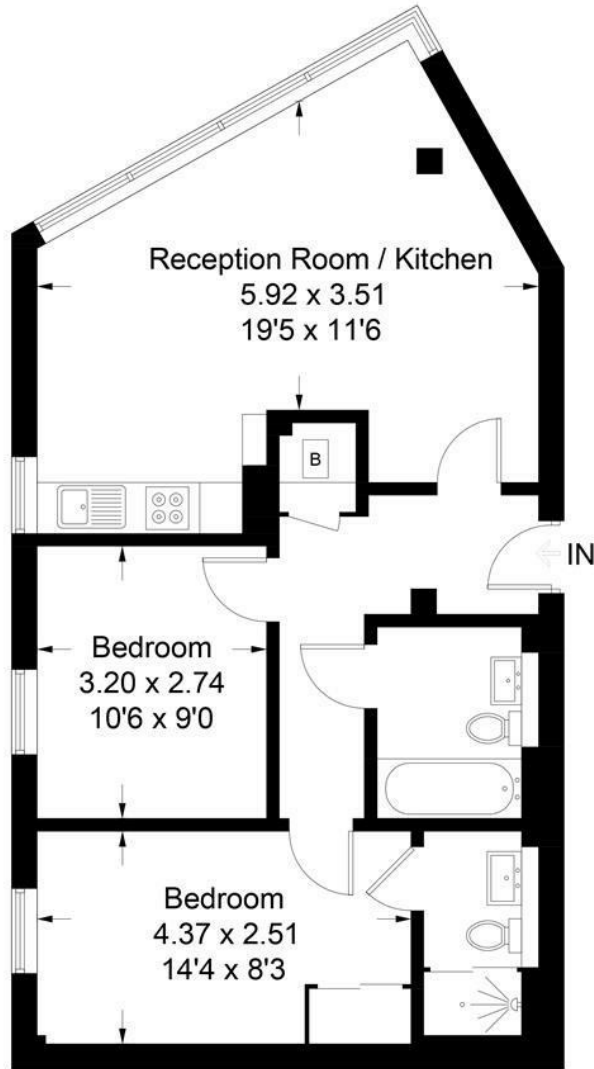






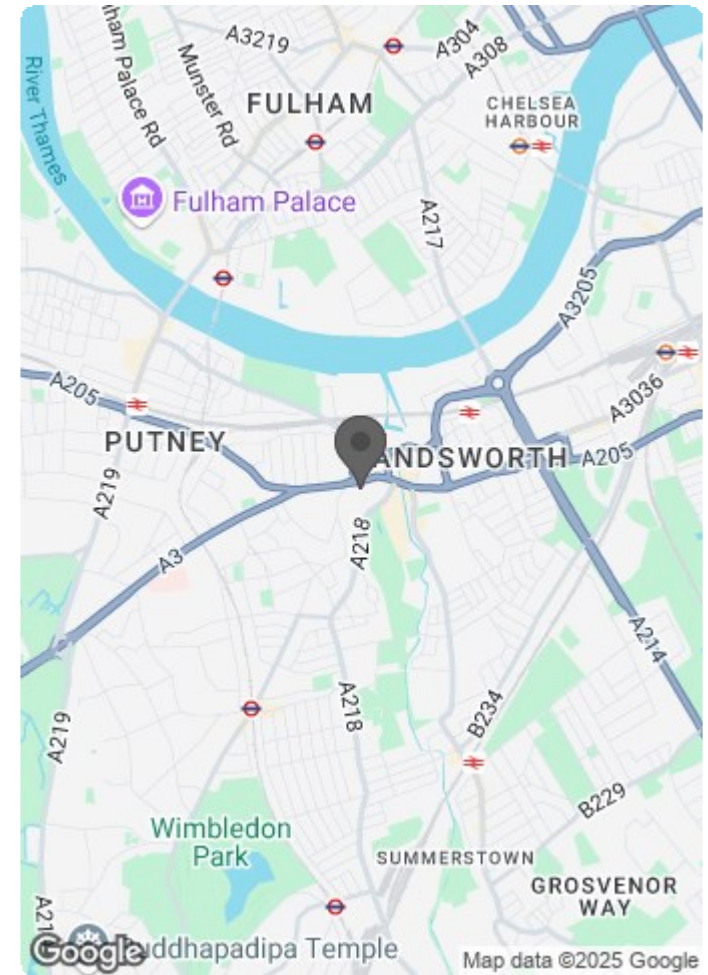
# Jessica House, SW18

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID578512)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		