

**Winkworth**

Aurora Apartments, 10 Buckhold Road, SW18 4FW







A beautifully presented apartment in a stunning, sought-after development, in Wandsworth. This flat offers fantastic accommodation on the second floor of Aurora Apartments. Inspired by eclectic and sophisticated design which allows you to relax while keeping functionality and elegance in mind. Comprising approximately 1,282 sq. ft. including a spacious kitchen/living room opening out onto a private balcony. Four bedrooms are serviced by three modern bathrooms, two of which are en-suite. The property further benefits from off-street parking for two cars.

The Aurora apartments are very well located in the heart of Wandsworth, close to the mainline train stations providing direct access to Clapham Junction Waterloo and the City. Also within walking distance are the cafes, restaurants and bars on Old York Road and redeveloped Southside Shopping Centre and cinema complex.

- Interior Designed Apartment
- Four Bedrooms
- Three Bathrooms
- Open Plan Reception/Dining
- Private Balcony
- Communal Garden
- Parking for Two Cars
- 24-Hour Concierge



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Leasehold

Approximately 240 Years Remaining

### Internal area

Approximate gross internal area:

**Total 1,282 sq ft/ 119.12 sq m**

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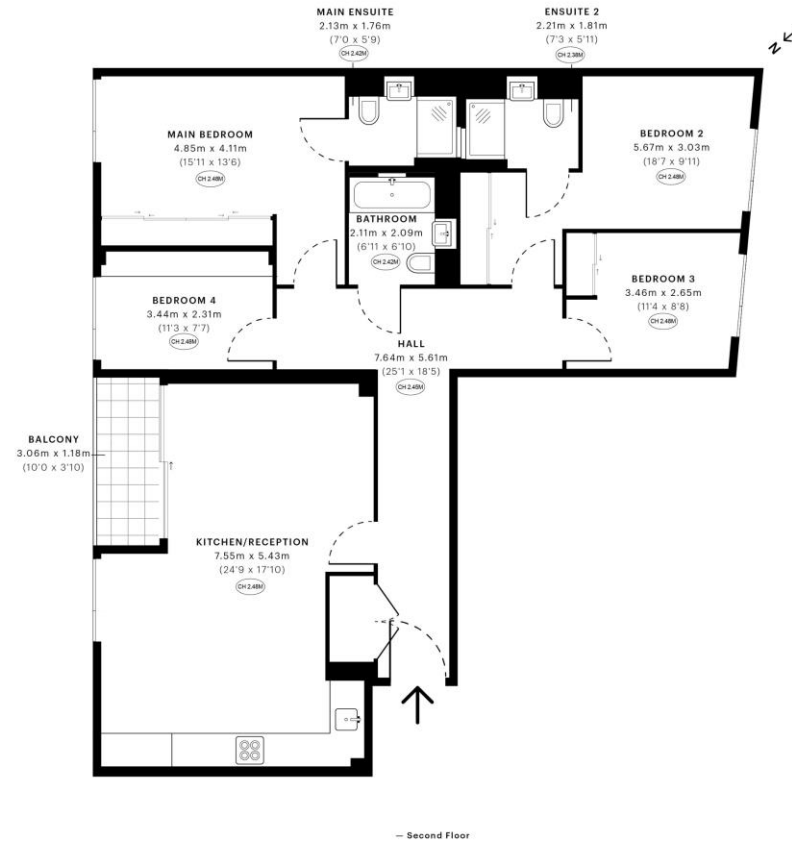
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Buckhold Road, SW18

CAPTURE DATE: 02/07/2022 LASER SCAN POINTS: 97613.567

GROSS INTERNAL AREA

119.12 sqm / 1282.20 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
119.12 sqm / 1282.20 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head height  
110.82 sqm / 1192.86 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
3.62 sqm / 38.97 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
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 120.87 sqm / 1301.03 sqft  
IPMS 3C RESIDENTIAL 114.76 sqm / 1235.27 sqft

SPEC ID: 62bc7f59835b8e40dd7b4a040

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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