





This meticulously designed contemporary 4th-floor apartment, situated in the heart of Wandsworth, offers breathtaking views over King George's Park.

Large floor-to-ceiling windows bring ample natural light to this beautiful apartment, which boasts sleek Amtico wood effect flooring and is neutrally decorated throughout.

The open-plan kitchen and reception room is spacious and ideal for entertaining, with two sets of sliding glass doors leading to a generous south-easterly facing private balcony. The kitchen is equipped with fashionable charcoal gloss units, Corian countertops, a wine fridge, and two ovens—a combination oven and microwave, plus a separate single oven.

Both bedrooms are similarly sized, featuring floor-to-ceiling windows that allow plenty of natural light. The master bedroom includes built-in wardrobes and an en-suite bathroom with a glass shower, complementing the design of the stylish family bathroom. The apartment also benefits from a large storage cupboard and under-floor heating.

Additional features include two lifts, a 24-hour concierge, and beautifully landscaped communal gardens. Ideally located across from King George's Park and Southside Shopping Centre, the area offers a wide array of shops, restaurants, galleries, pubs, and clubs. Wandsworth is well connected by both train and bus services, making central London easily accessible. The recently refurbished Wandsworth Town station (Zone 2) offers direct trains to Waterloo in under 15 minutes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Features

- 2 Bedrooms
- 2 Bathrooms
- Concierge
- Balcony
- 4th Floor with Lift
- S/C £4,198 PA
- GR £400 PA

### Leasehold

**Approx. 238 Yr**

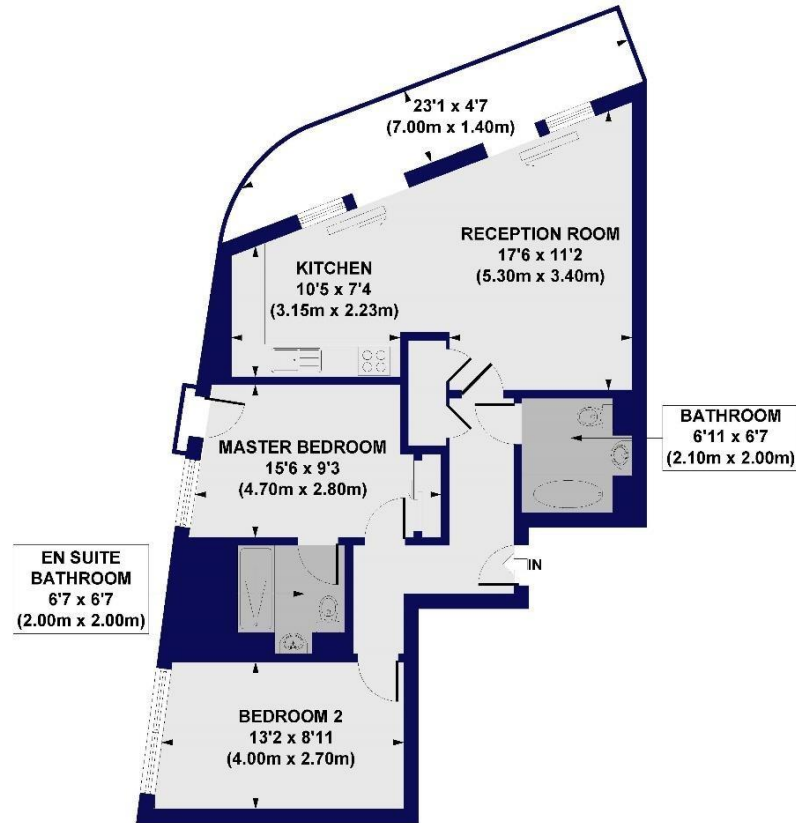
### Internal area

**Total 779 sq. ft/ 72.34 sq. m**

### Price

**£550,000**

**Copperlight Apartments, SW18**  
**Approx. Gross Internal Floor Area 779 sq. ft / 72.34 sq. m**



**FOURTH FLOOR**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

