



cecil house wandsworth

a magnificent development of five
two and one bedroom apartments

CECIL HOUSE
94 East Hill
Wandsworth
London SW18 2HF



wandsworth common

Cecil House is located at the top end of Alma Road
It is almost directly opposite the marvellous Book House,
and minutes from the 175 acres of Wandsworth Common.
At the foot of Alma Road is the recently refurbished Old York Road,
which abounds with boutiques, shops and restaurants.

location

Cecil House is ready to move in to!

Built by Robertstown Limited,

Cecil House is finished to the highest specification.

Common parts and bedrooms are superbly carpeted.

Kitchen-dining areas are stunningly presented with solid oak flooring.

Rooms are high, light and spacious.

Limestone tiling is common to all bathrooms.

Kitchens have electric ovens and gas hobs with stainless steel extractor hoods.

Integrated dishwashers

Integrated fridge freezers.

Dedicated utility cupboards for washing and drying machines.

Wireless internet access and digital satellite capability.

Entryphone system.

Timber sash double-glazed windows.

specification

Check out the views from every window!



Cecil House is five minutes walk from Wandsworth Town Station.
Trains run direct to Waterloo. Approximate journey time twelve minutes.
Ten minutes away is Clapham Junction for trains to Victoria and London Bridge.
For motor vehicles the A3 goes east to The City and west to Surrey.
The North Downs' walks are less than thirty miles away.

communication

Wandsworth Council operates a residents parking scheme.



entrance
alma road



exciting lighting

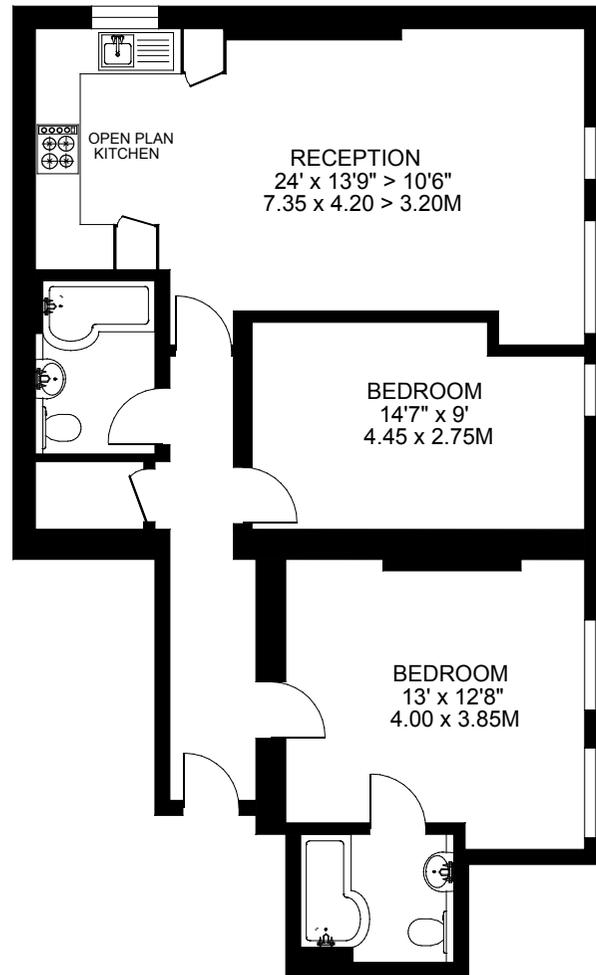


first floor
apartment
with terrace



... with a view

1 CECIL HOUSE
WANDSWORTH
LONDON SW18
APPROXIMATE INTERNAL FLOOR AREA
802 SQ.FT / 74.5 SQ.M.

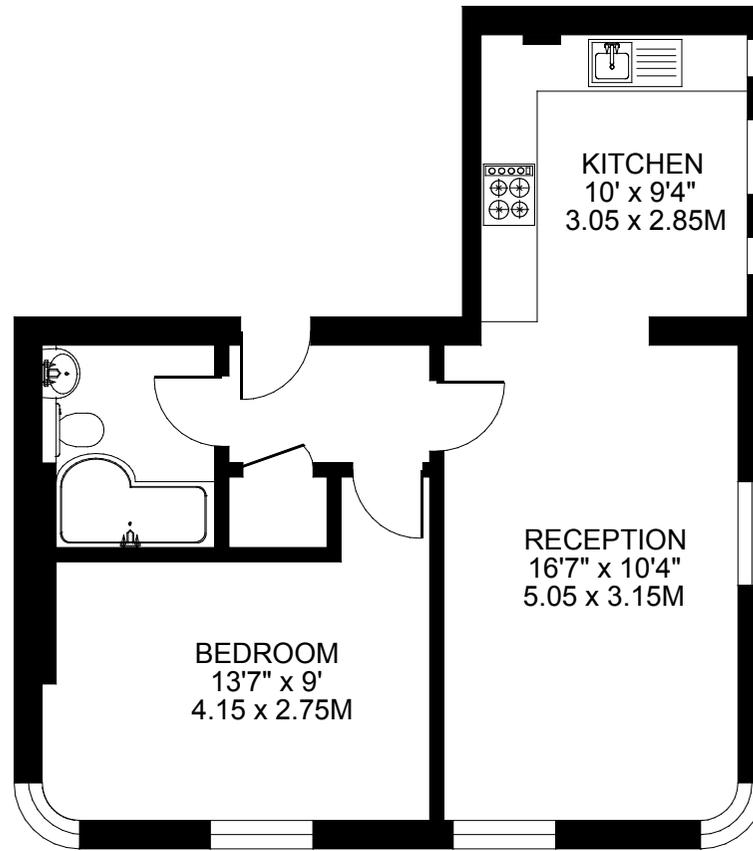


GROUND FLOOR



2 CECIL HOUSE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR AREA
505 SQ.FT / 46.9 SQ.M.

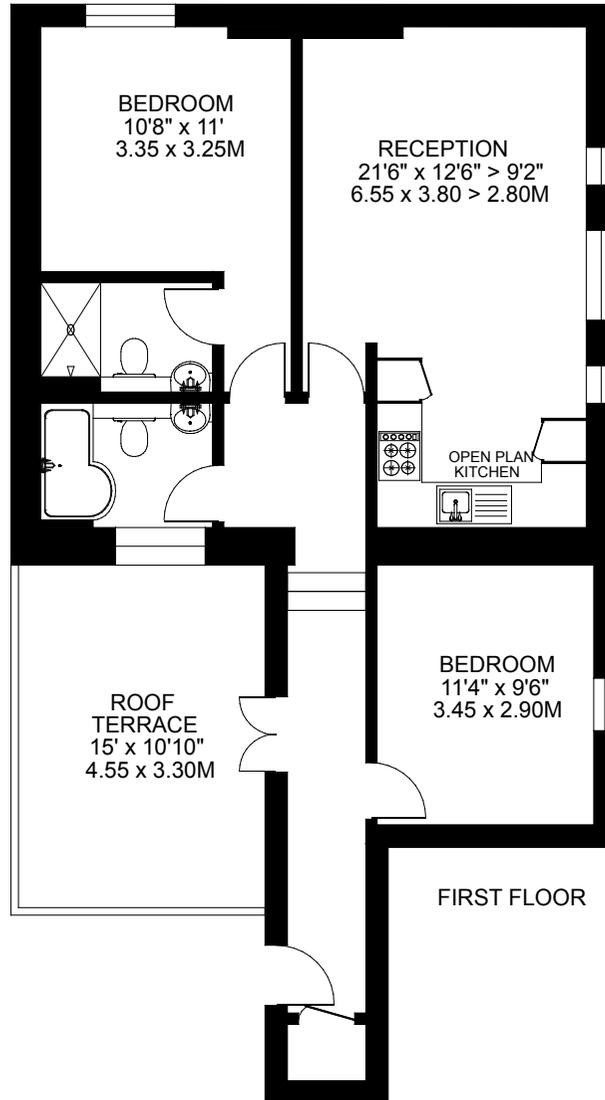


FIRST FLOOR



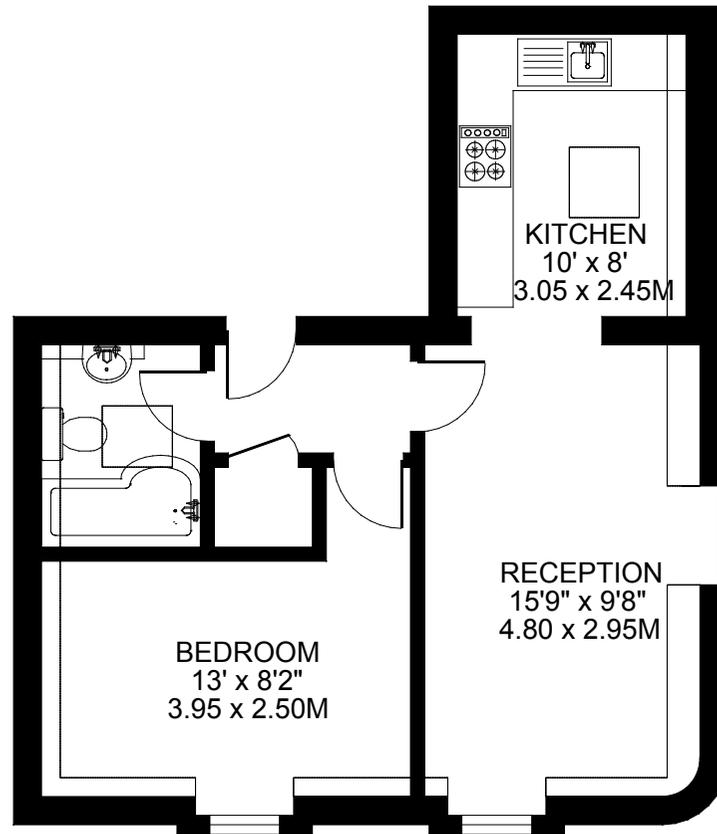
3 CECIL HOUSE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR AREA
735 SQ.FT / 68.2 SQ.M.



4 CECIL HOUSE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR AREA
458 SQ.FT / 42.5 SQ.M.

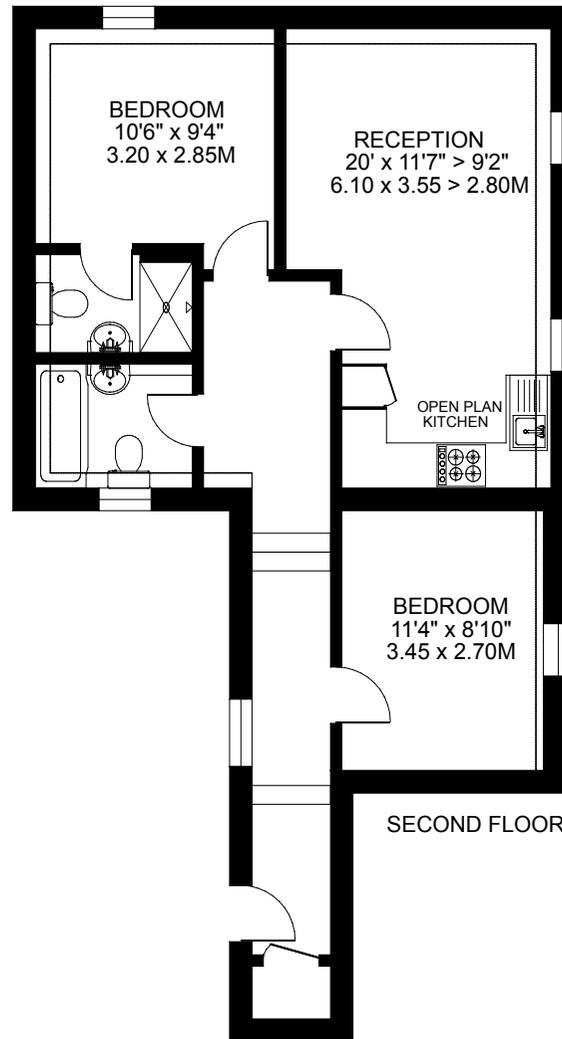


SECOND FLOOR



5 CECIL HOUSE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR AREA
648 SQ.FT / 60.2 SQ.M.



Price List

CECIL HOUSE WANDSWORTH, SW18

Flat 1 – Two Bedroom Ground Floor Flat -
Price £439,950 Leasehold.

Flat 2 – One Bedroom First Floor Flat –
Price £334,950 Leasehold.

Flat 3 – Two Bedroom First Floor Flat with Roof Terrace –
Price £474,950 Leasehold.

Flat 4 – One Bedroom Second Floor Flat –
Price £349,950 Leasehold.

Flat 5 – Two Bedroom Second Floor Flat –
Price £434,950 Leasehold.

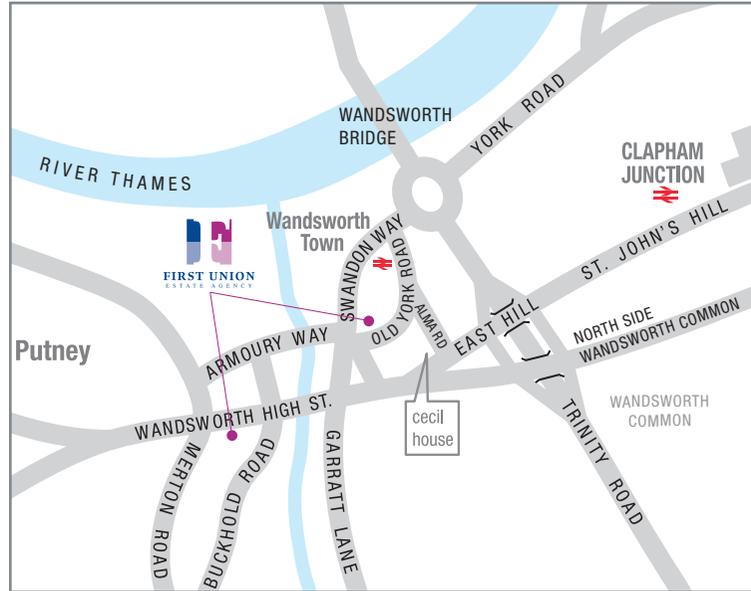
All flats are sold on a new lease of 125 years.
Service Charges are approximately £500.00 per annum.
Ground Rent £250 per annum.



east hill, looking west



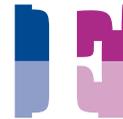
wandsworth town station



city view from wandsworth bridge



local shop and gallery



FIRST UNION
ESTATE AGENCY

All information regarding
1-5 Cecil House
can be obtained from the estate agency
FIRST UNION

First Union are the established experts in the Battersea and Wandsworth areas of London

Two First Union branches -
one in Old York Road and one in Wandsworth High Street -
are within walking distance of Cecil House

21 Battersea Square 020 7771 7100
141-143 Wandsworth High Street 020 8480 4444
370 Old York Road 020 8875 1641

www.first-union.co.uk

In accordance with the 1991 Misdescription Act these details and photographs have been prepared for First Union in good faith, and as a general guide, not a statement of fact. We have not carried out a survey, appliances and specific fittings have not been tested. Measurements are approximate and should not be relied upon for fixtures and fittings. All measurements are maximum and include window bays and wardrobes.