



## 26 Point Pleasant, Wandsworth, SW18 1GG

***SUPERB STUDIO/OFFICE PREMISES FOR SALE - WALKING DISTANCE FROM EAST PUTNEY***

## FOR SALE

**Area: 2,447 FT<sup>2</sup> (227M<sup>2</sup>) | Price: £1,245,000**

### LOCATION:

26 Point Pleasant is located next to Wandsworth Park, between Putney and Wandsworth, and approached via Putney Bridge Road.

With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes' walk away.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available, as well as access to the Santander cycle hire docking station situated next to the premises.

The recently developed Southside shopping centre is within walking distance offering numerous retail and leisure facilities. Putney High Street and its wide variety of shops, restaurants and waterside bars are similarly within close proximity.

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### DESCRIPTION:

26 Point Pleasant comprises open plan office premises arranged on the ground and first floors, with a number of separate meeting rooms, extending to a total area of approximately 2,447 sq. ft. and is located next to Wandsworth Park, on the border of Wandsworth and Putney.

Floor plans are available on request.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Floor Area	2,447	227
<b>TOTAL</b>	<b>2,447FT<sup>2</sup></b>	<b>227M<sup>2</sup></b>

### AMENITIES:

- Excellent location
- Close to River Thames
- Short walk from Wandsworth Town (BR)
- Air Conditioning
- Large reception/ground floor office
- Private meeting rooms
- Open-plan first floor office
- Kitchen

### TENURE:

A 999-year lease from June 2005.

**ASKING PRICE:** £1,245,000

**RATES PAYABLE:** Estimated at approx £27,303 pa.

**SERVICE CHARGE:** £7,105.56 pa plus VAT

**VAT:** Applicable.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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