

EAST HILL, SW18  
GUIDE PRICE: £650,000 - £750,000



WILFORDS  
LONDON

186 Northcote Rd SW11 6RE  
info@wilfords.com

020 7361 0400

wilfords.com





**EAST HILL, SW18**

**£650,000 – £750,000**

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 906 SQ FT | 84 SQ M

Stunning first-floor apartment in an imposing Victorian building.

Set within an impressive Victorian building, this beautifully refurbished first-floor apartment offers over 900 sq ft of elegant living space, blending exquisite period features—including high ceilings—with contemporary fittings and a high-spec finish throughout.

Newly decorated to an exceptional standard, the property boasts a generous open-plan reception room with a newly fitted modern kitchen, ideal for both entertaining and everyday living. The main bedroom is spacious and serene, complete with a luxurious en-suite bathroom featuring a roll-top bath and double basin. A second double bedroom opens onto a private balcony, and is served by a sleek, modern second bathroom.

Originally built in 1888 as County House for the Wandsworth District Board of Works, the building became known as Book House in the 1980s when it housed the National Book League—adding a unique literary heritage to its character.

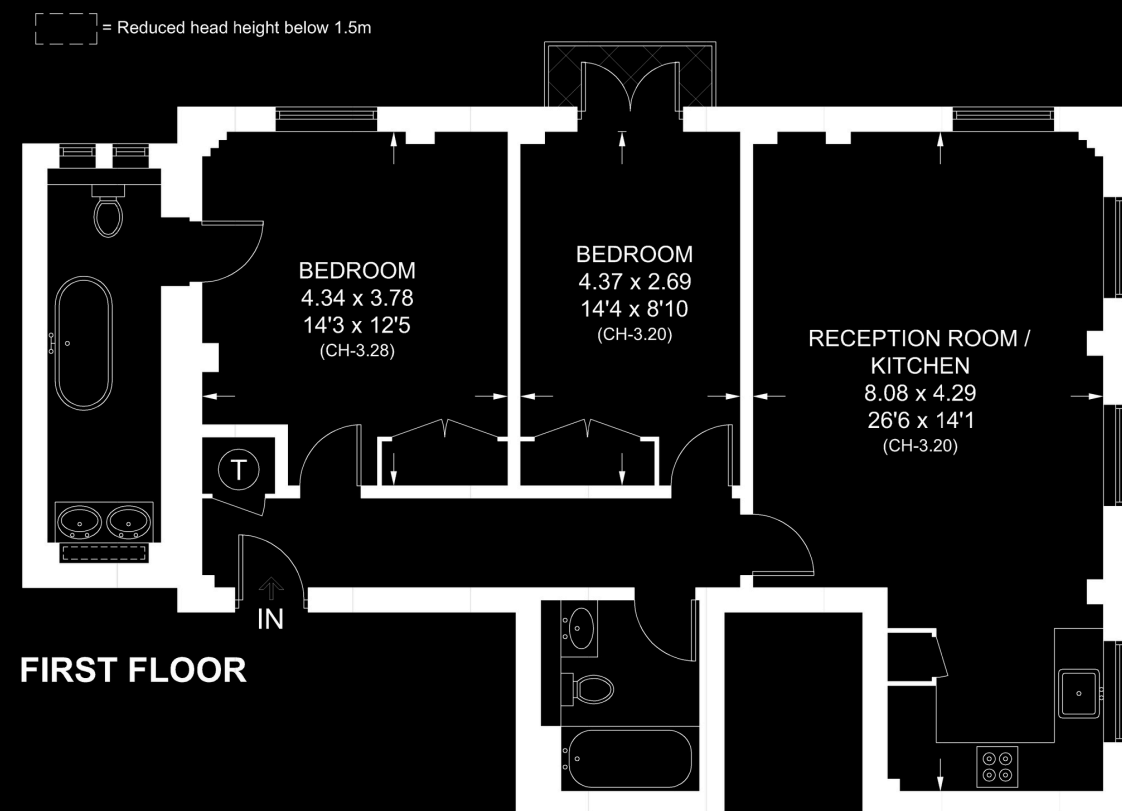
Located on East Hill, just moments from the sought-after Tonsleys and the vibrant amenities of Old York Road, the apartment benefits from excellent transport links via Wandsworth Town station, making it perfect for professionals and commuters.

This is a rare opportunity to acquire a stylish and spacious home in one of Wandsworth's most desirable locations.





Approximate Area = 84.2 sq m / 906 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



## EAST HILL, WANDSWORTH, SW18

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**WILFORDS**  
LONDON

186 Northcote Rd SW11 6RE  
info@wilfords.com

020 7361 0400

wilfords.com

