



**Jessica House, Red Lion Square, Wandsworth High Street, Wandsworth, SW18**

Asking Price: £450,000

**Benham  
& Reeves**

# Jessica House, Red Lion Square, Wandsworth High Street, Wandsworth, SW18

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Positioned on the second floor of the modern Jessica House, Red Lion Square. This beautifully appointed two bedroom, two bathroom apartment spans an approximate 670 square feet of thoughtfully designed living space.

The spacious open-plan dual aspect reception room benefits from excellent natural light, thanks to large, double-glazed windows. With clean, neutral finishes and quality engineered wood flooring, this space seamlessly connects the living and dining areas to a modern, fully integrated kitchen featuring sleek cabinetry, stone-effect worktops, and a full suite of high-end appliances.

Both bedrooms are well-proportioned, the principal bedroom includes a built-in wardrobe and a private en-suite shower room, creating a peaceful retreat. The second bedroom is ideal for guests, children, or use as a home office, with easy access to the main bathroom.

The property offers a perfect blend of contemporary style, convenience, and comfort, ideal for professionals, couples, or investors seeking a well-connected London base with long-term appeal.

Jessica House is located in Wandsworth Town and has excellent transport links, including Wandsworth Town mainline station, East Putney Tube station, and numerous bus links, a short distance away. An abundance of shops, cafes, bars, and restaurants local to Wandsworth Town Centre and Southside shopping centre are also on the doorstep of this stunning apartment.



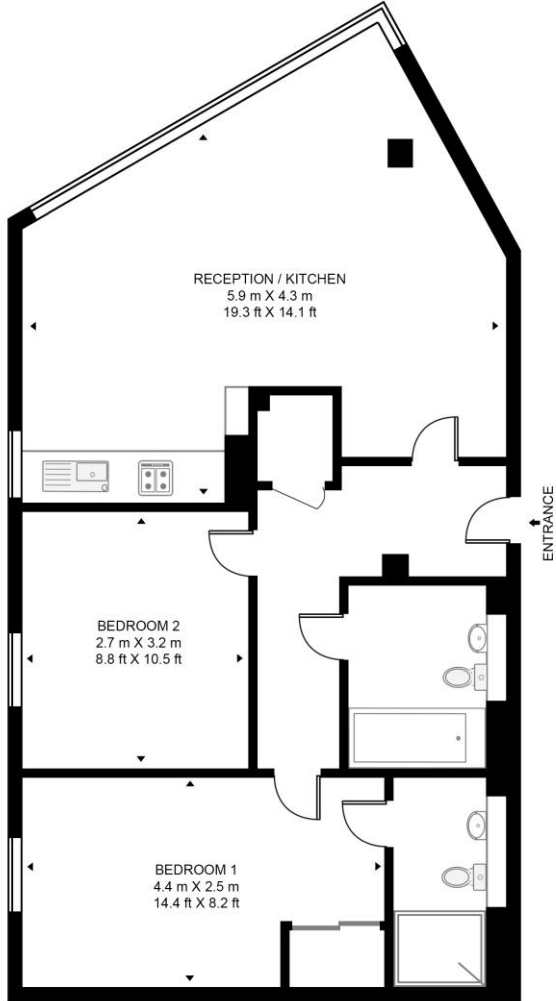


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Second Floor
- 670 Square Feet (Approx.)
- Dual Aspect Living Room
- Underground Parking Space
- Daily Porter Service
- East Putney Underground Station (Zone 2)



**JESSICA HOUSE, 10 RED LION SQUARE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 666 SQ.FT (61.9 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 25/07/3018 Approximately 992 Years Remaining
Ground Rent:	£300.00 (per annum) Next Increase: 2027
Service Charge:	£3,397.72 (per annum) for the year 2025
Anticipated Rent:	£2,387.00 pcm Approx. 6.4 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

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