



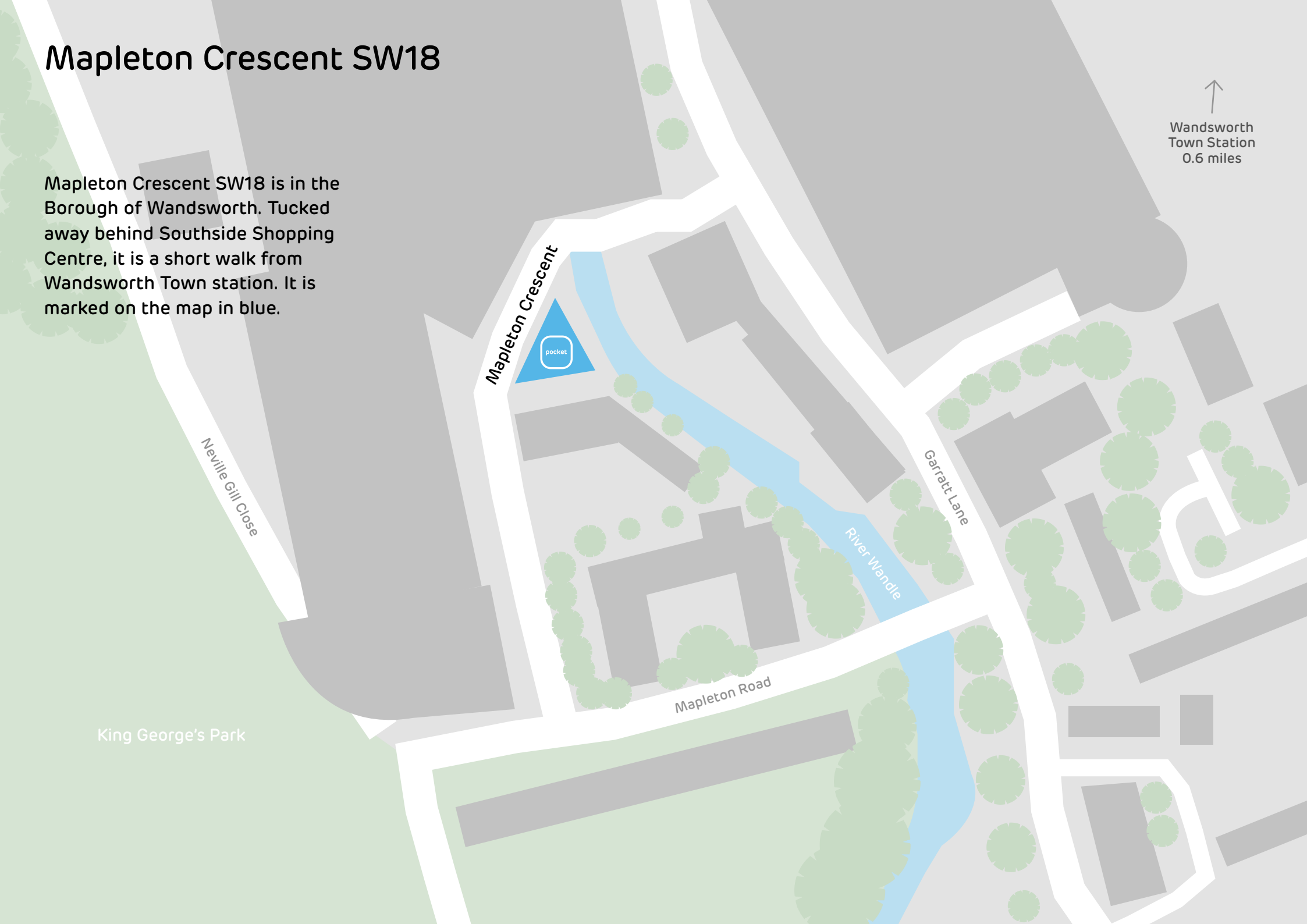
Mapleton Crescent SW18 Floor plans

pocketliving.com/pocket

Mapleton Crescent SW18

Mapleton Crescent SW18 is in the Borough of Wandsworth. Tucked away behind Southside Shopping Centre, it is a short walk from Wandsworth Town station. It is marked on the map in blue.

↑
Wandsworth
Town Station
0.6 miles



Neville Gill Close

Mapleton Crescent

pocket

Garratt Lane

River Wandle

Mapleton Road

King George's Park

Mapleton Crescent SW18

Floor plans

G

Ground floor

KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
●	Flat numbers
▬	Windows / glazing

Not to scale, for indicative purposes only.



Mapleton Crescent

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Floor plans

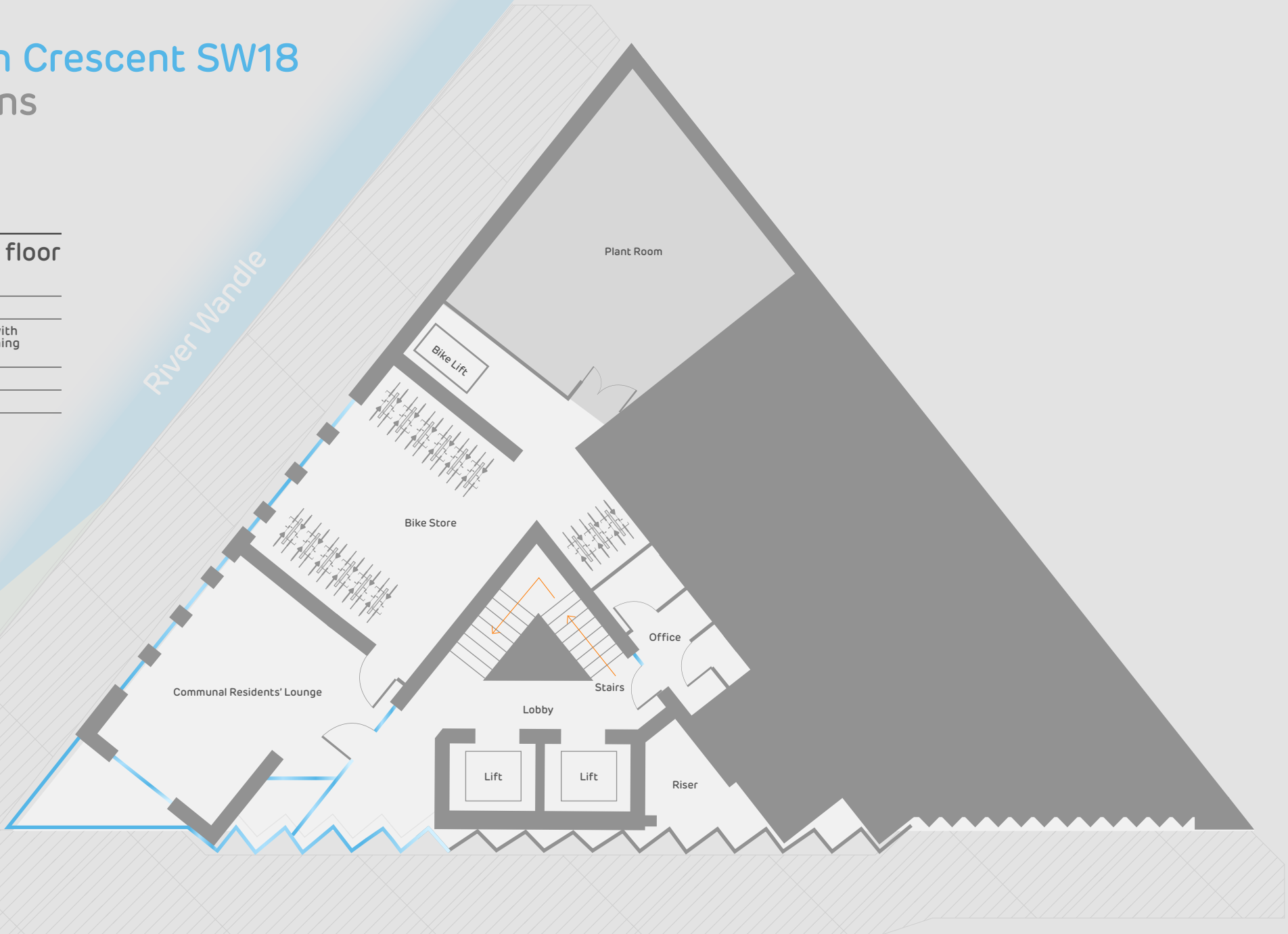
UG

Upper ground floor

KEY

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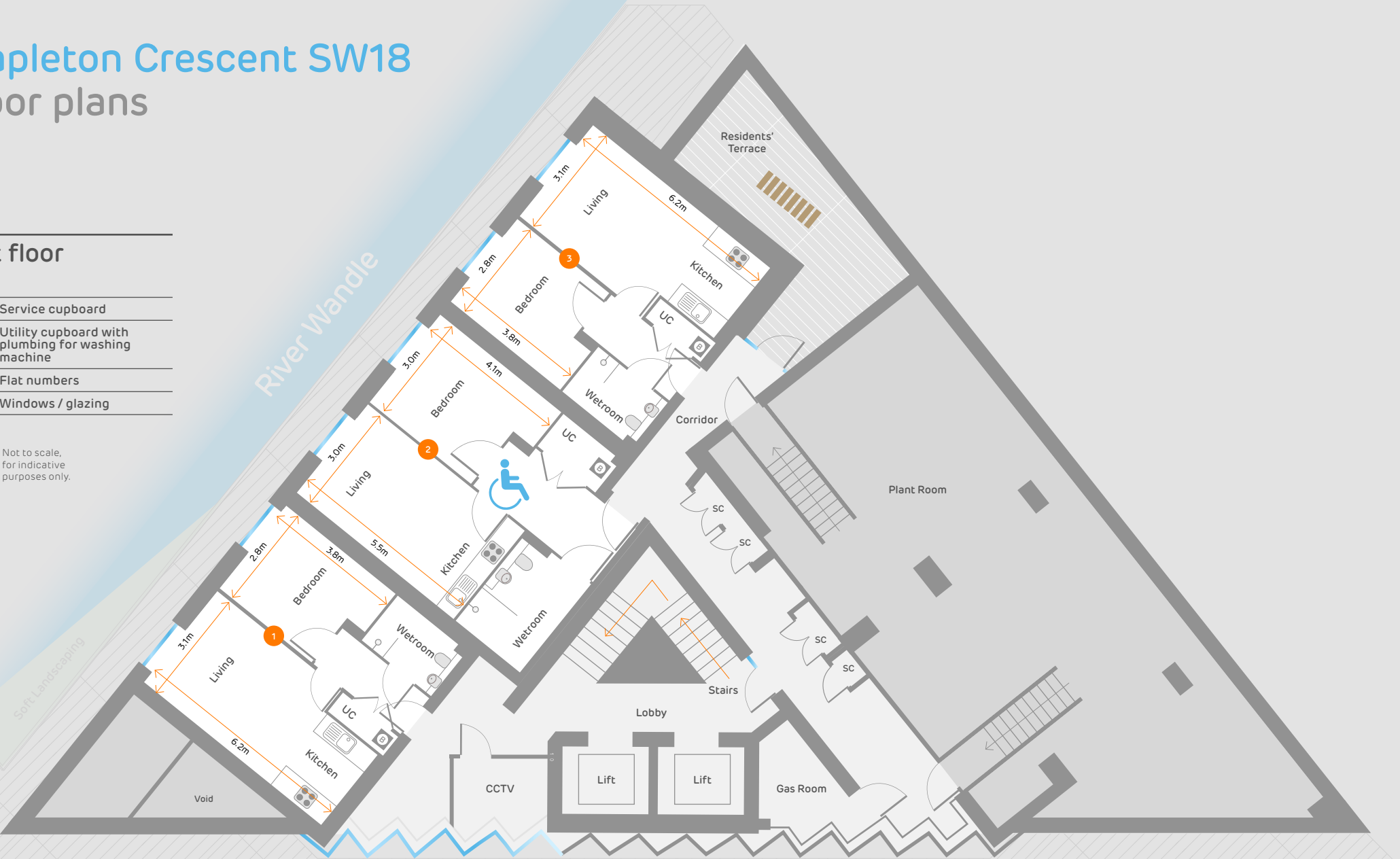
Floor plans

1

First floor

- KEY**
- SC Service cupboard
 - UC Utility cupboard with plumbing for washing machine
 - Flat numbers
 - ▬ Windows / glazing

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Floor plans

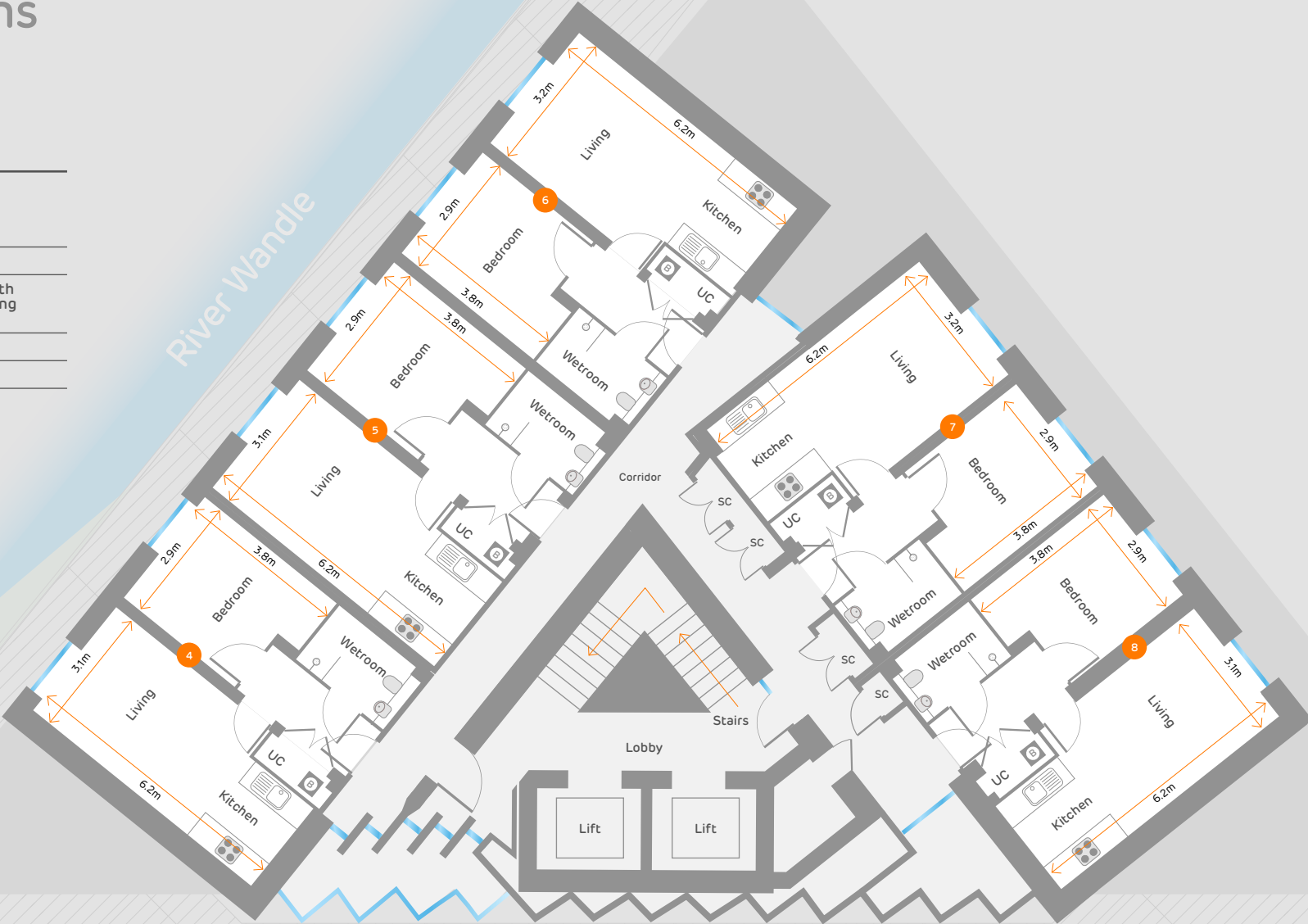
2

Second floor

KEY

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Floor plans

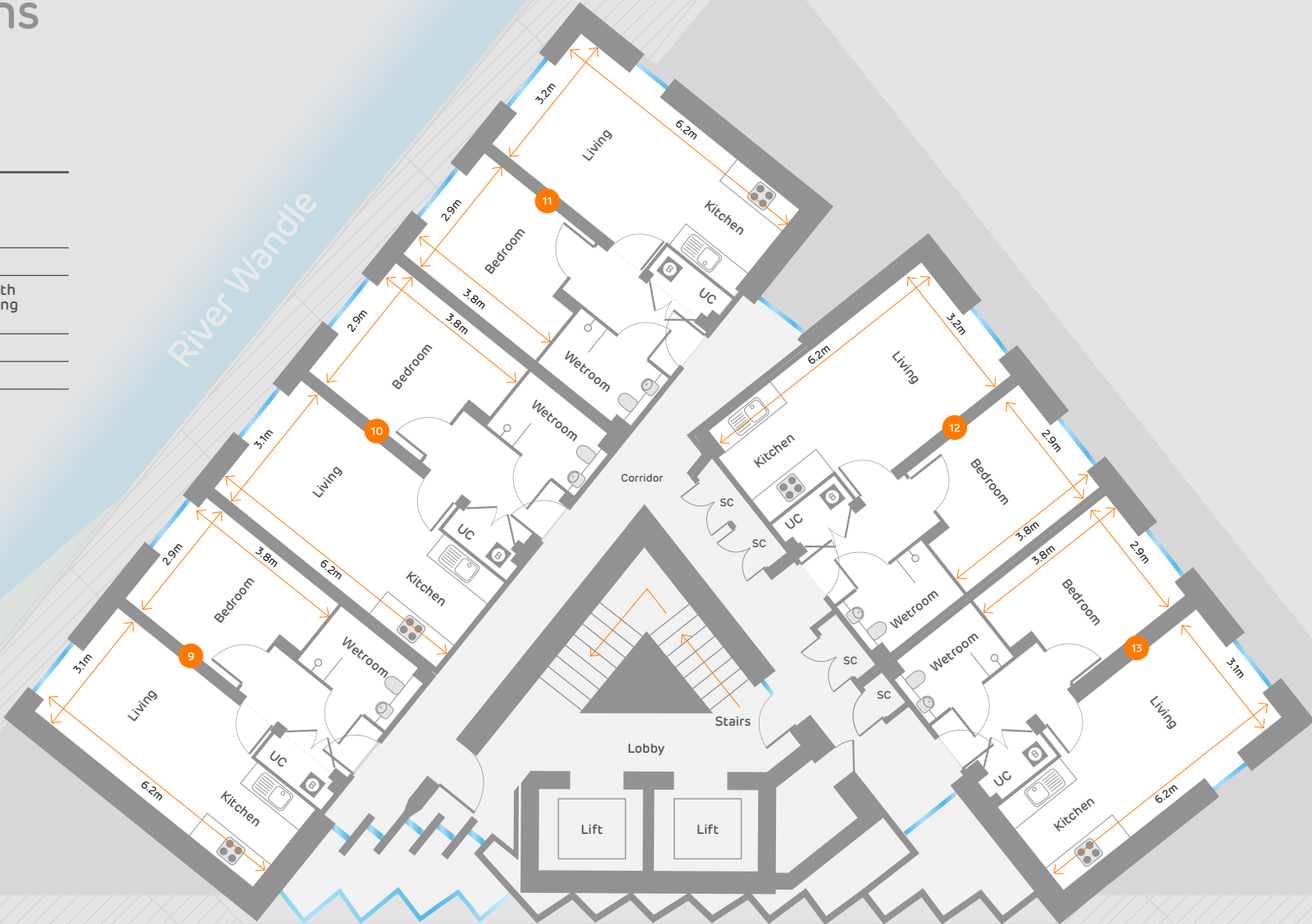
3

Third floor

KEY

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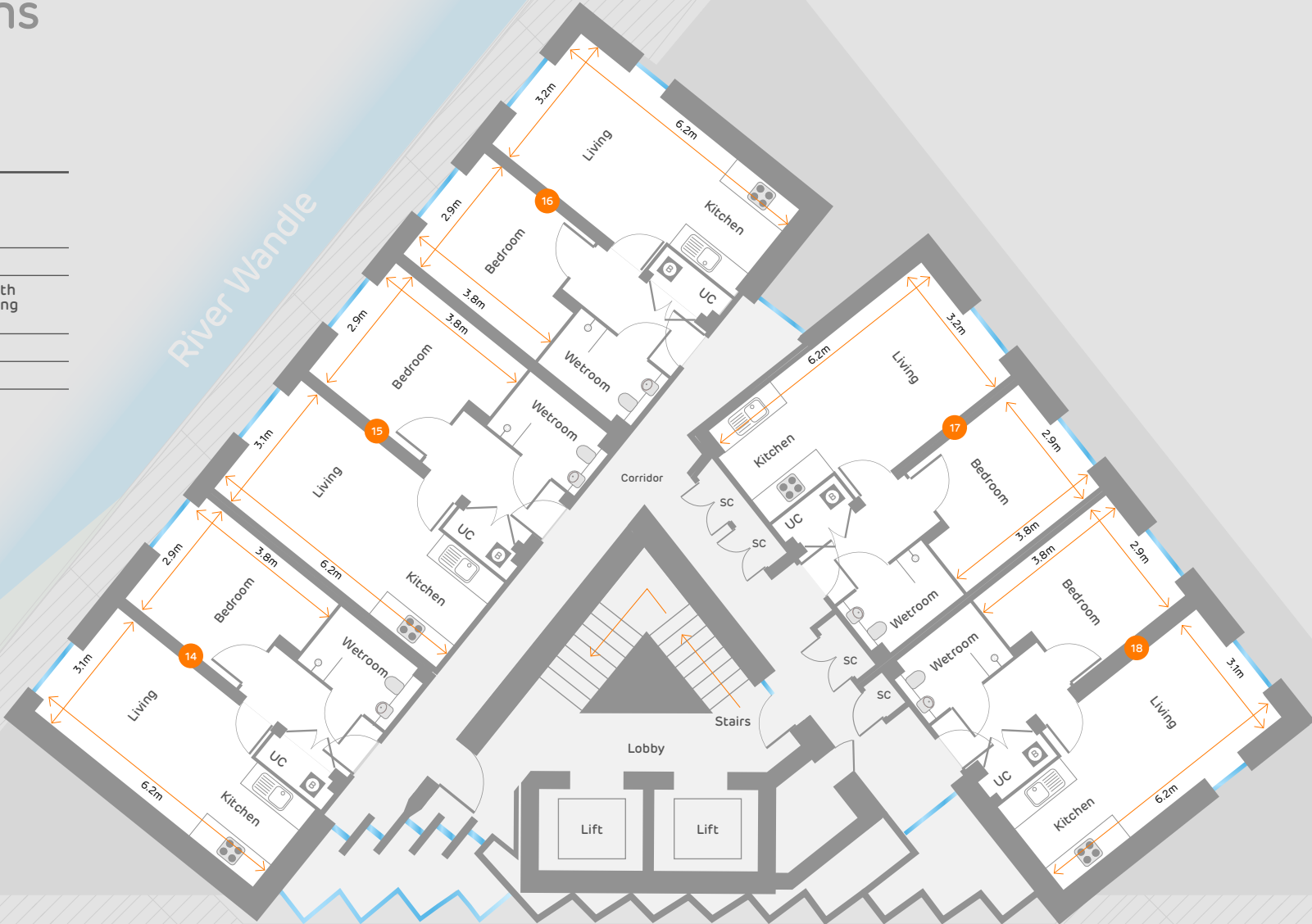
4

Fourth floor

KEY

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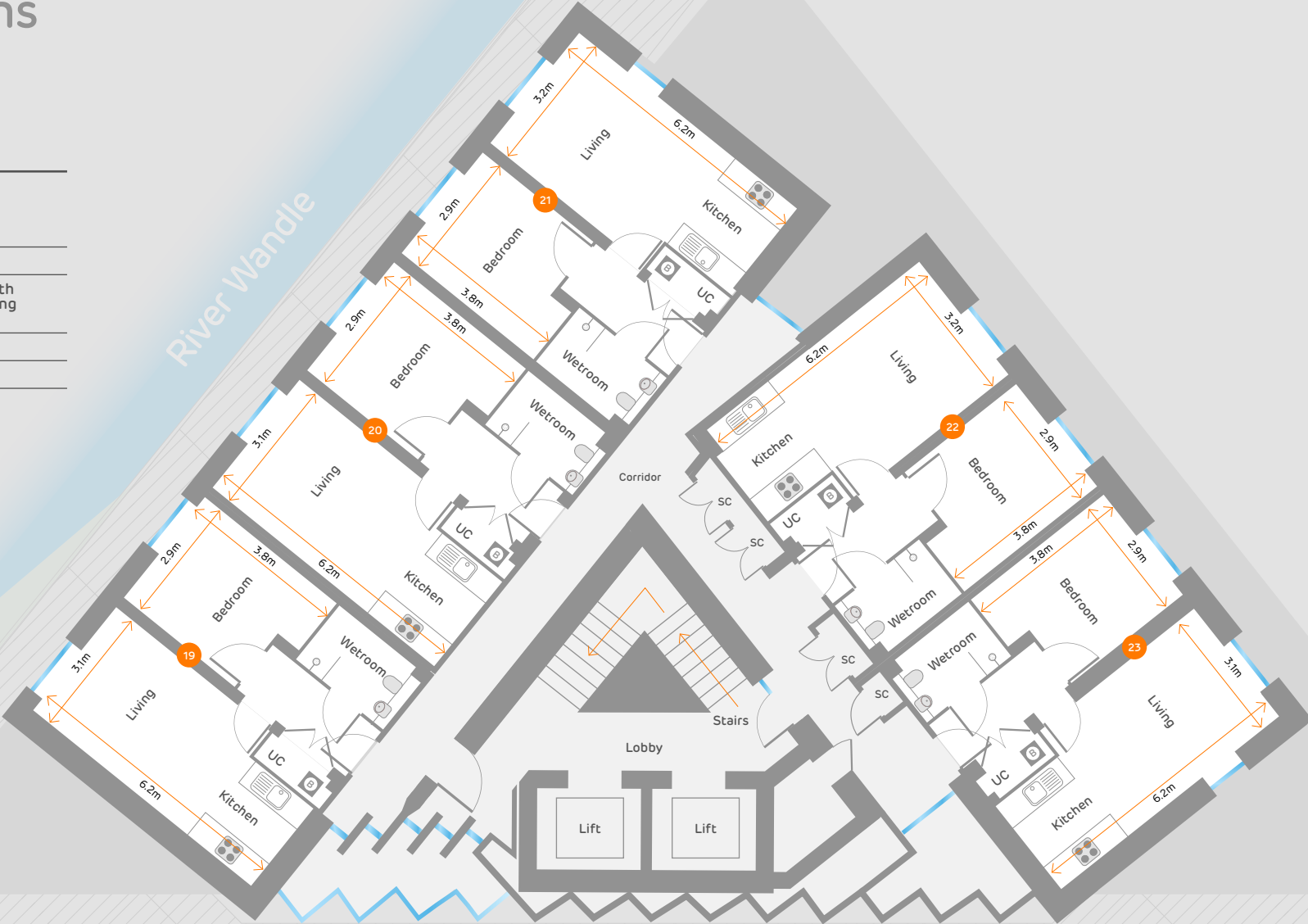
5

Fifth floor

KEY

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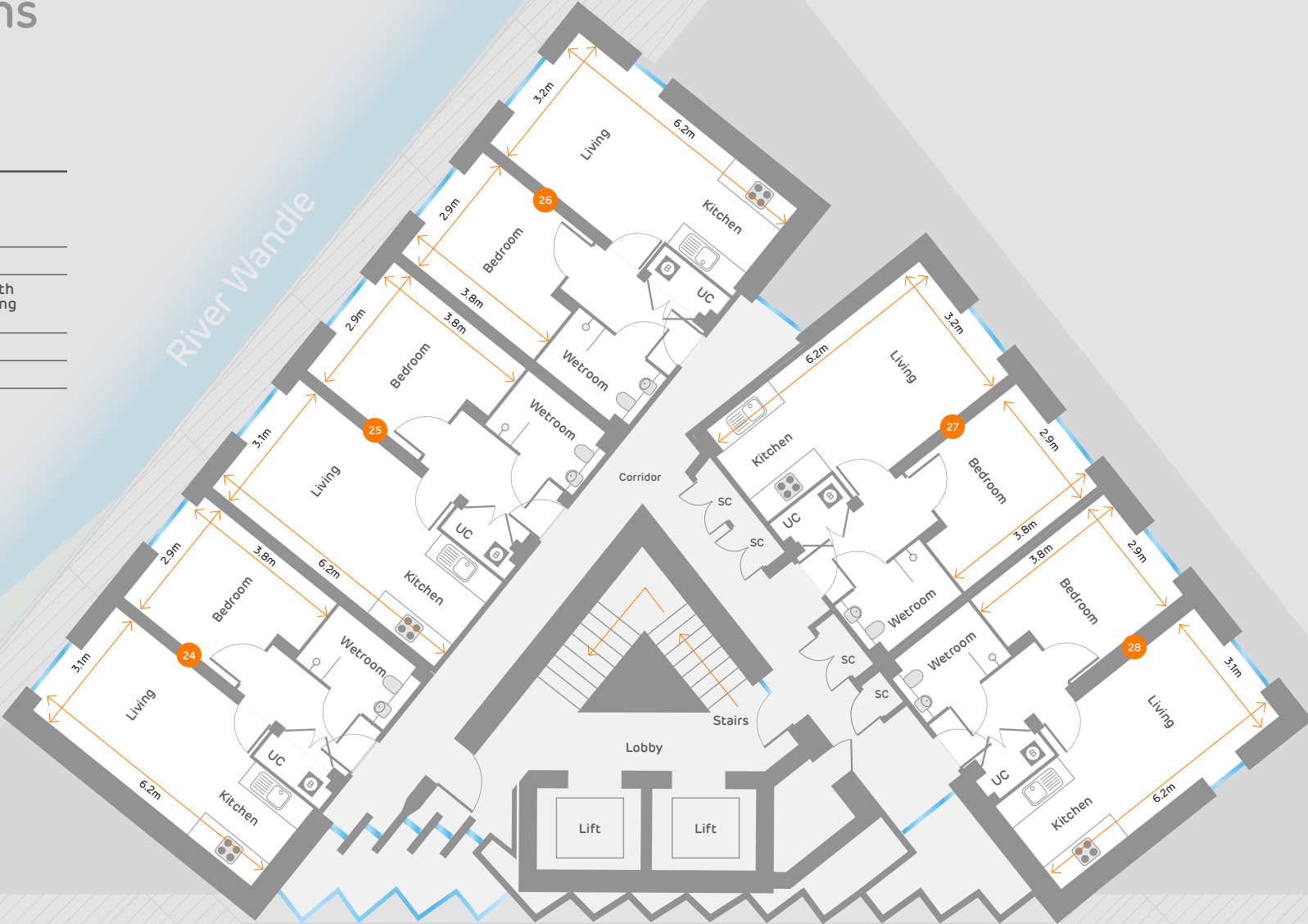
6

Sixth floor

KEY

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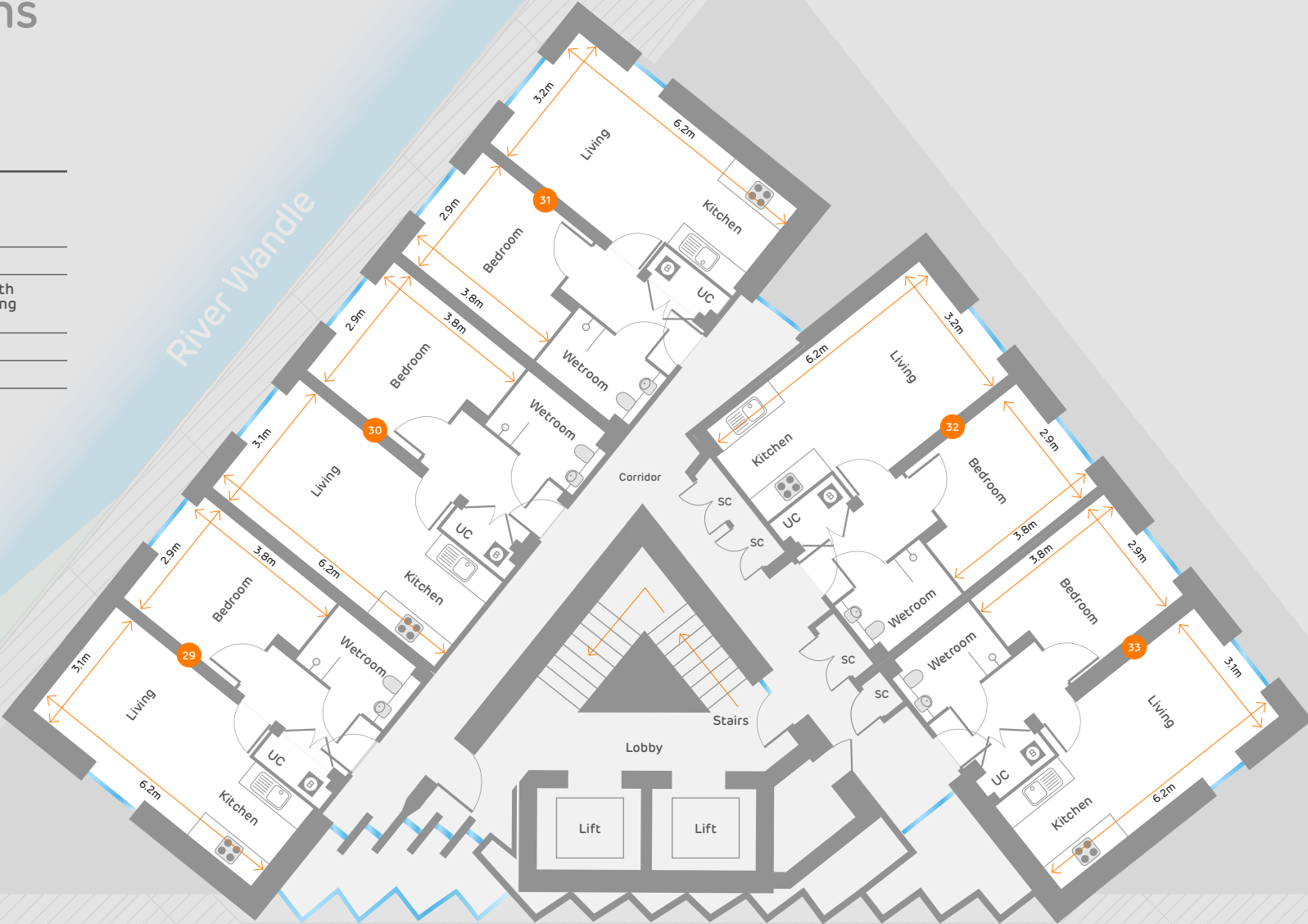
7

Seventh floor

KEY

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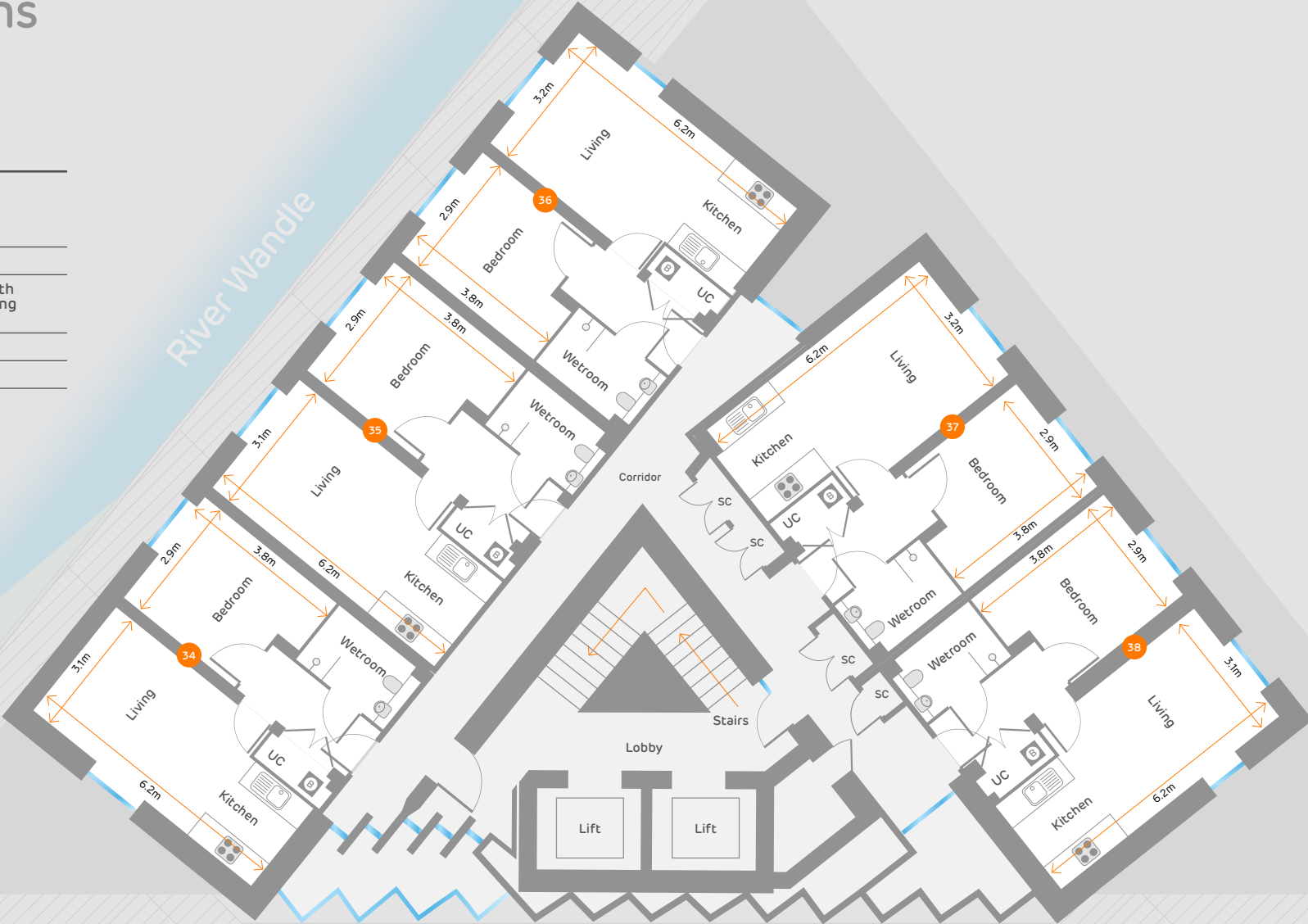
8

Eighth floor

KEY

SC	Service cupboard
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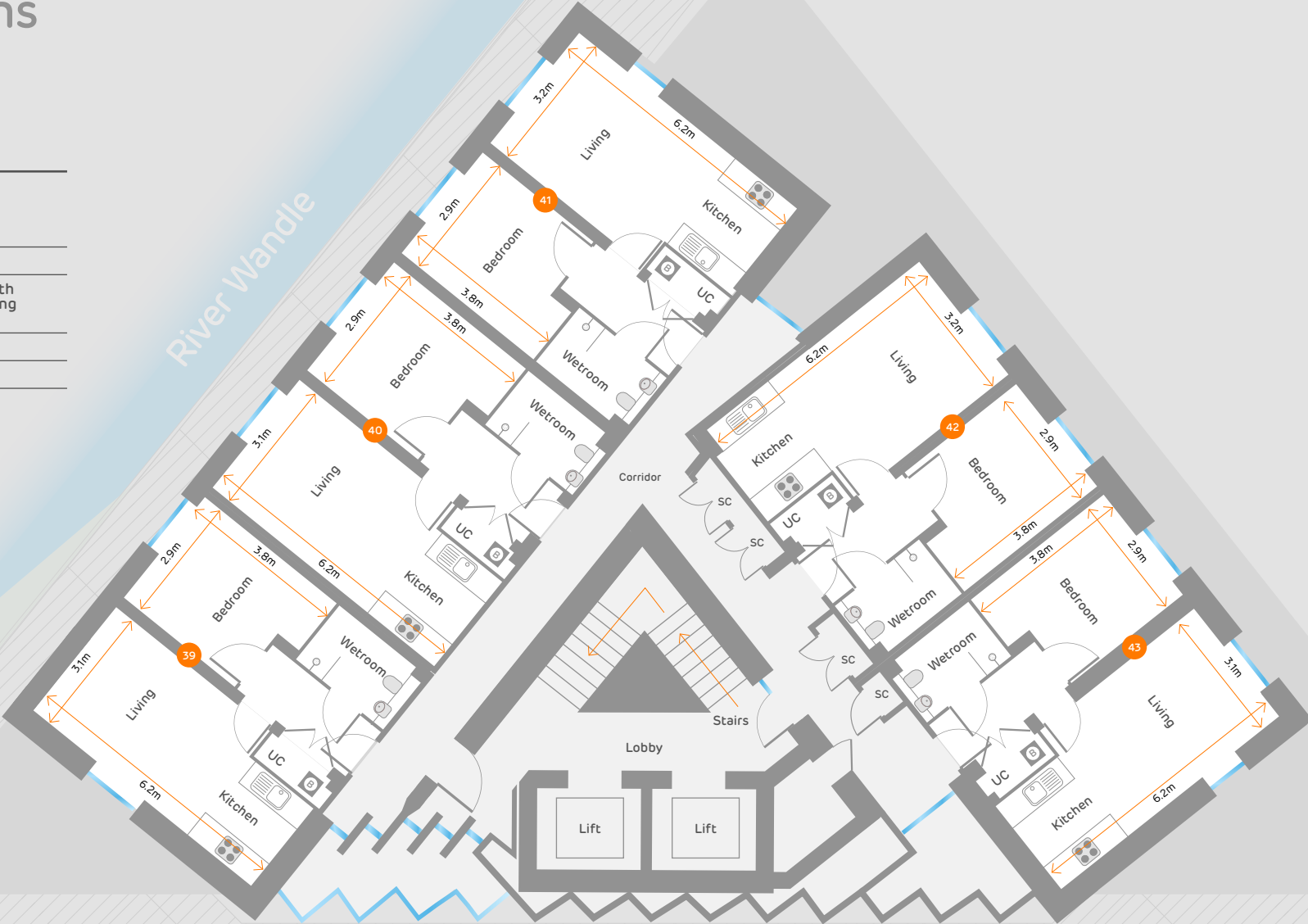
9

Ninth floor

KEY

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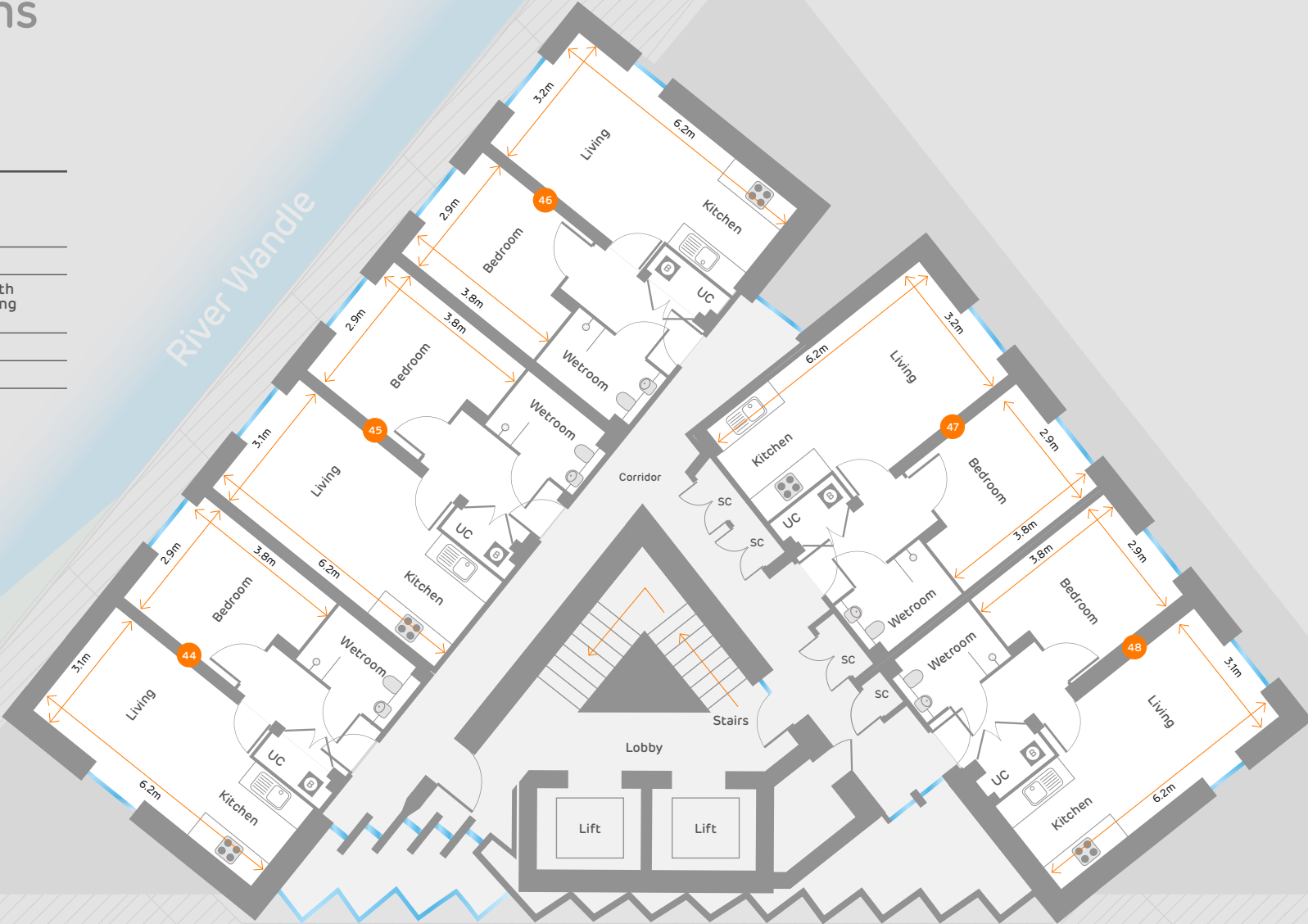
10

Tenth floor

KEY

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Floor plans

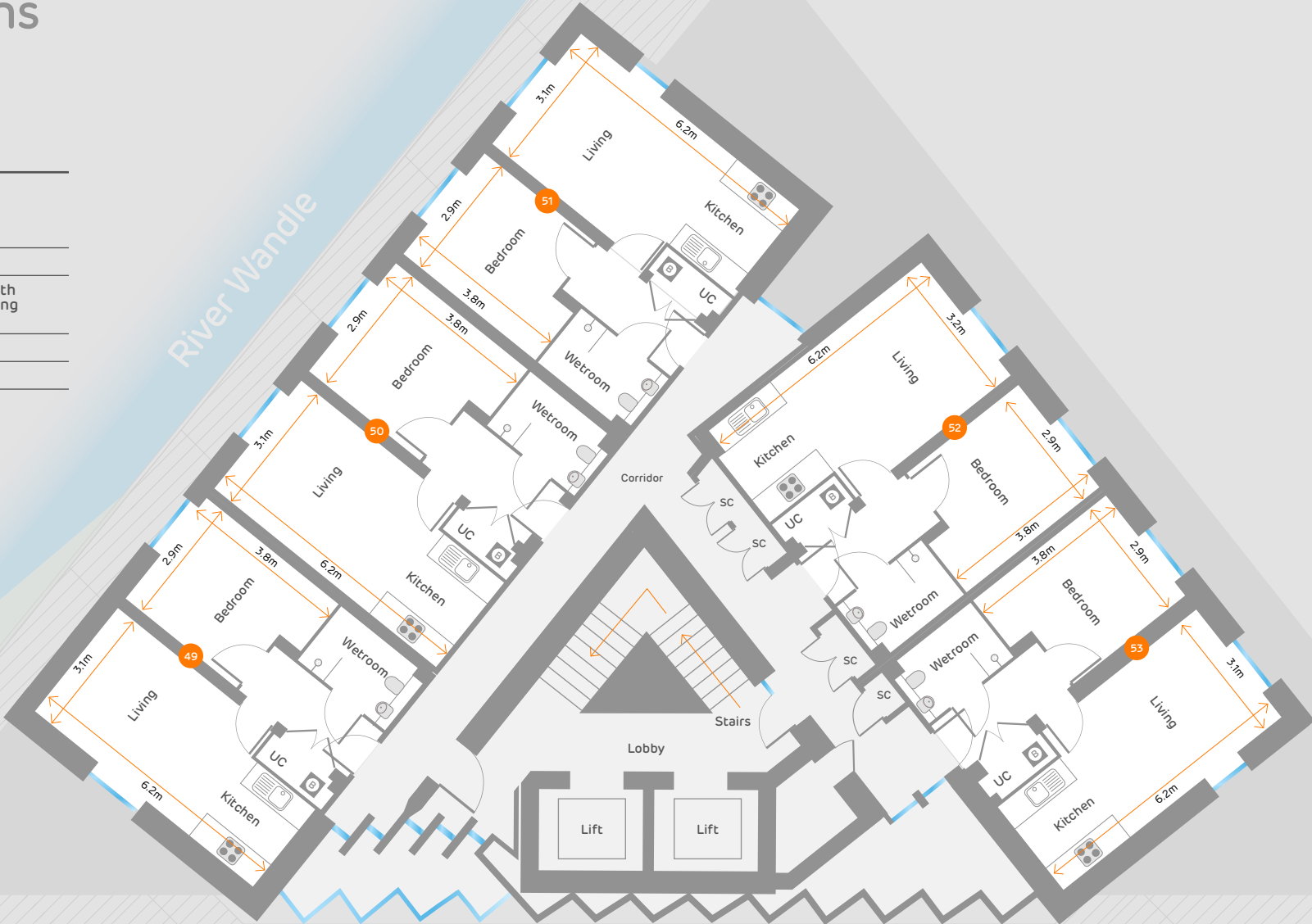
11

Eleventh floor

KEY

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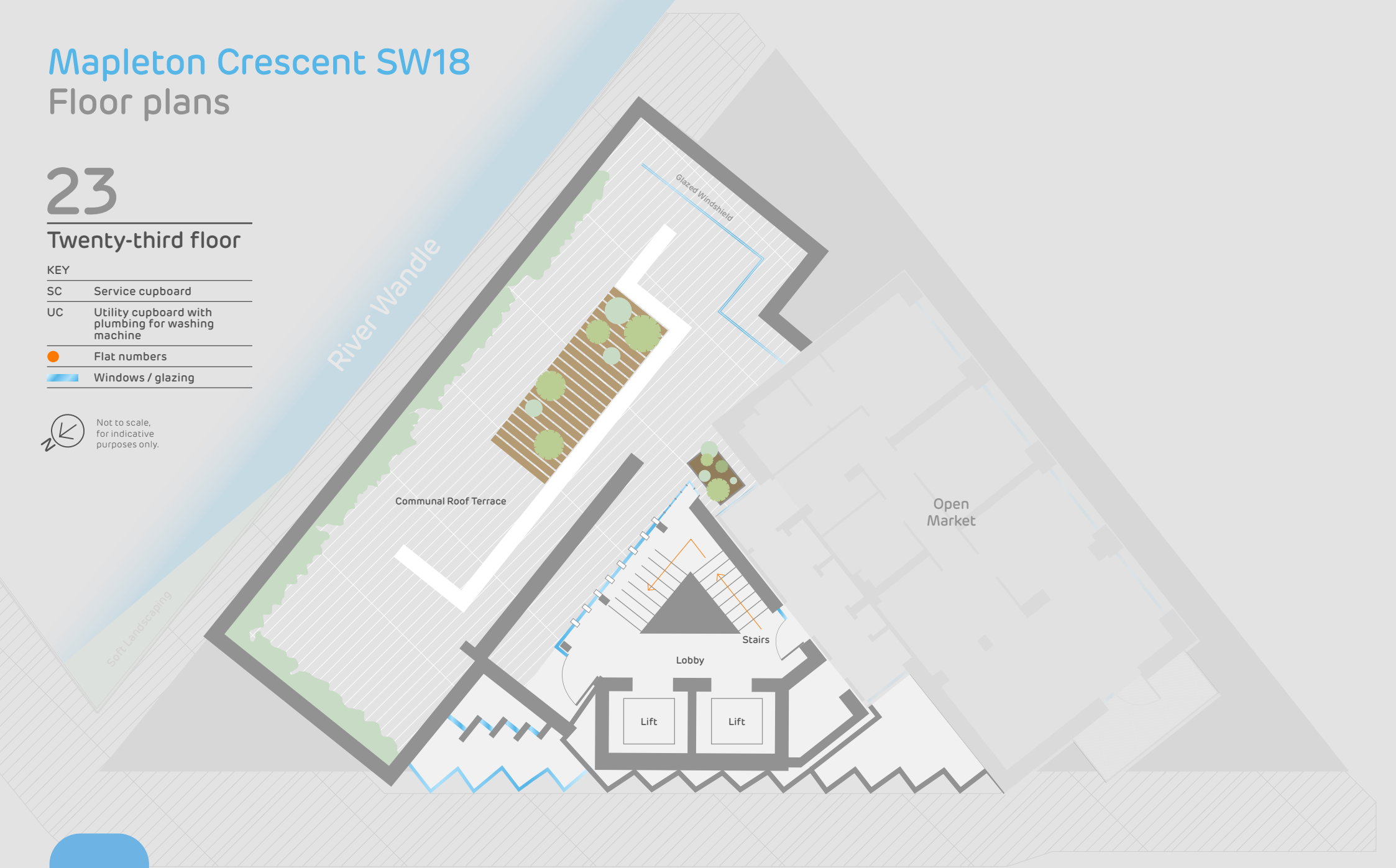
23

Twenty-third floor

KEY

SC	Service cupboard
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Mapleton Crescent SW18 Specifications

All Mapleton Crescent SW18 homes are cleverly engineered to maximise usable living space and offer you the most efficient flat possible. Pocket one bedroom apartments are 38m² (409ft²), and contain full height windows, contemporary wet-room bathrooms and fully-fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with white, soft-close handleless doors
- Dark grey laminate worktop with matching upstand
- Stainless steel splash back behind the ceramic hob
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated extractor hood
- Integrated oven and ceramic hob
- Integrated under-counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in cupboard

Bathroom

- Dual flush white wall-hung toilet and basin with single lever mixer tap
- Heated towel rail
- Toilet roll holder
- 115v/240v shaver socket
- Mirror

Security / communal & external features

- Video entry phone system for each flat
- Spy hole viewer on flat entrance door
- Lockable letterboxes at the ground floor entrance
- Smoke/heat detectors in all flats
- Communal roof terraces on UG and 23rd floor with uninterrupted views across London
- Two large bicycle stores with maintenance station and locker storage
- Communal parcel store for oversized parcels
- Residents' lounge overlooking the River Wandle
- Workspace in entrance lobby
- Entrance furniture and notice board
- Communal refuse store with recycling waste bins
- 10 year building warranty

Internal features

- Wood-effect laminate flooring throughout (except bathroom)
- White matt emulsion wall finishes

Electrical & lighting

- Two firefighting lifts
- Wiring for satellite and terrestrial television from communal integrated television reception system
- TV points in the living area and bedroom
- Telephone point with broadband capability in the living area and bedroom
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table
- Security lighting at the entrance
- CCTV

Heating

- Communal heating system with radiators

Windows

- Double-glazed windows

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Important notice

While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. Elevational treatments, doors and windows may differ from that indicated on the plan or the computer generated image. The properties are sold unfurnished. Pocket employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Mapleton Crescent SW18 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.



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