

FOR SALE



Waldron Road, Earlsfield, SW18

GUIDE PRICE £700,000 Leasehold



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Property Description

A charming two-bedroom ground floor maisonette with its own front door, set on one of Earlsfield's most sought-after residential roads and benefiting from a long lease.

Full of character and period appeal, this delightful home offers a practical layout and a welcoming feel from the moment you step inside. The private entrance opens into a long hallway, with a spacious living room to the left featuring a beautiful bay window and an inviting atmosphere. Adjacent to the living room is the generous master bedroom, followed by a well-proportioned bathroom and a second comfortable double bedroom.

To the rear, the property boasts a large eat-in kitchen with plenty of space for cooking and dining, and double doors opening out onto an impressively long south-east facing garden - a perfect retreat for relaxing or entertaining.

Waldron Road is ideally placed for the open green spaces of Garratt Park, Garratt Green and Springfield Park, with Earlsfield Mainline Station just a short stroll away for fast links into Central London. The vibrant shops, cafés, and restaurants of Garratt Lane are moments from your door, making this a wonderful home in a truly enviable location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D	65	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Disclaimer

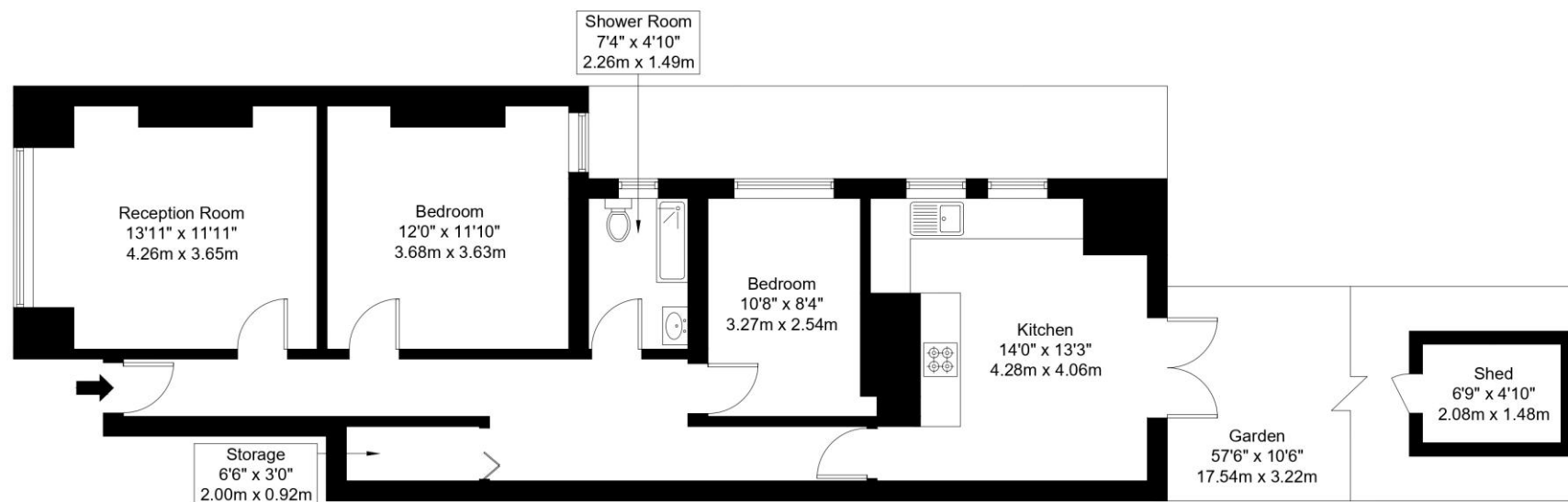
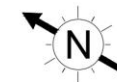
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Waldron Road, SW18 3TD

Approx Gross Internal Area = 76.2 sq m / 820 sq ft



Ground Floor

Ref :

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B L E U
P L A N

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.

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Material Information

Tenure – Leasehold

Length Of Lease – 125 years remaining

Ground Rent – £200

Building Insurance – £527.86

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Maisonette (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



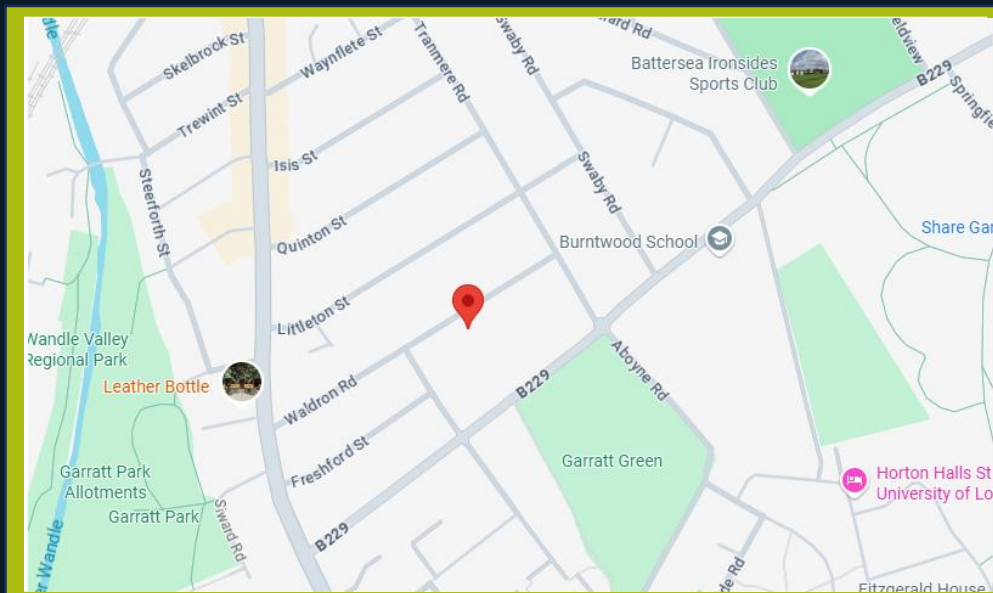
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Medium



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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