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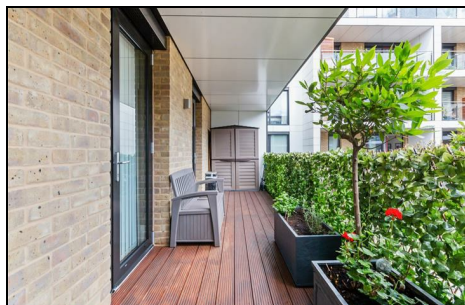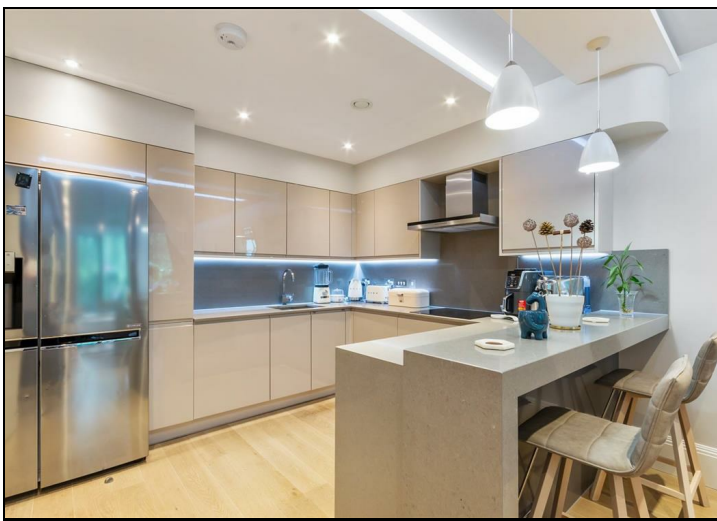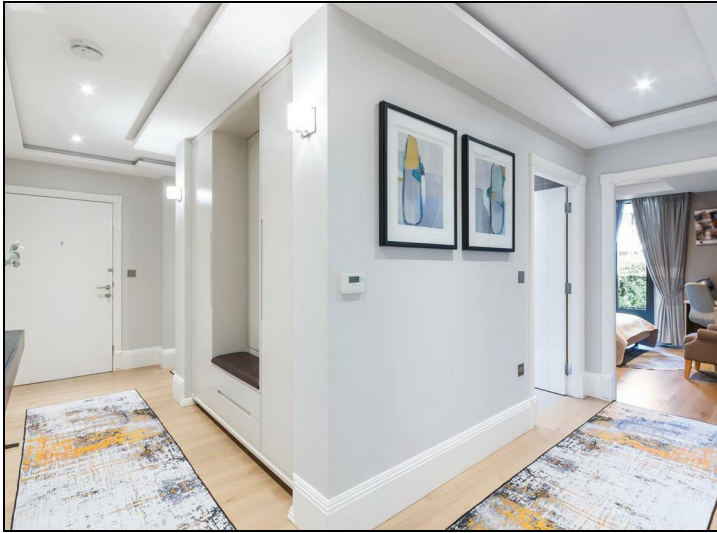www.ellisons.uk.com

Knaresborough Drive
Earlsfield, SW18 4GT

£875,000 Leasehold

This stunning 1009 sqft THREE BEDROOM, TWO BATHROOM first floor apartment has two gorgeous balconies, a superb 26'9 ft open plan kitchen/reception room, under ground parking and is offered to the market with no onward chain. Perfectly positioned for the open spaces of King Georges Park, Earlsfield Station and local amenities.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS

1989–2019

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KNARESBOROUGH DRIVE, SW18

Approx. Gross Internal Floor Area

1009 Sq. ft/93.73 Sq. m

Balcony
34'7 x 6'1
(10.55 x 1.85m)

Bedroom
15'3 x 7'7
(4.64 x 2.31m)

Bedroom
11'7 x 11'4
(3.52 x 3.45m)

Bedroom
11'1 x 11'1
(3.38 x 3.37m)

IN

Kitchen/
Reception Room
26'9 x 10'11
(8.16 x 3.34m)

Balcony
10'7 x 4'9
(3.22 x 1.46m)
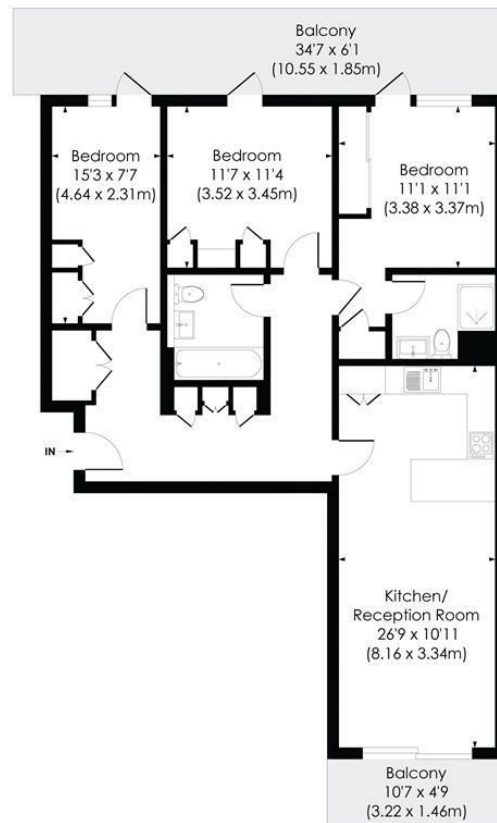
FIRST FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is
not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan
contained here, no responsibility is taken for any error, omission or misstatement.

pixangle
PROPERTY MARKETING
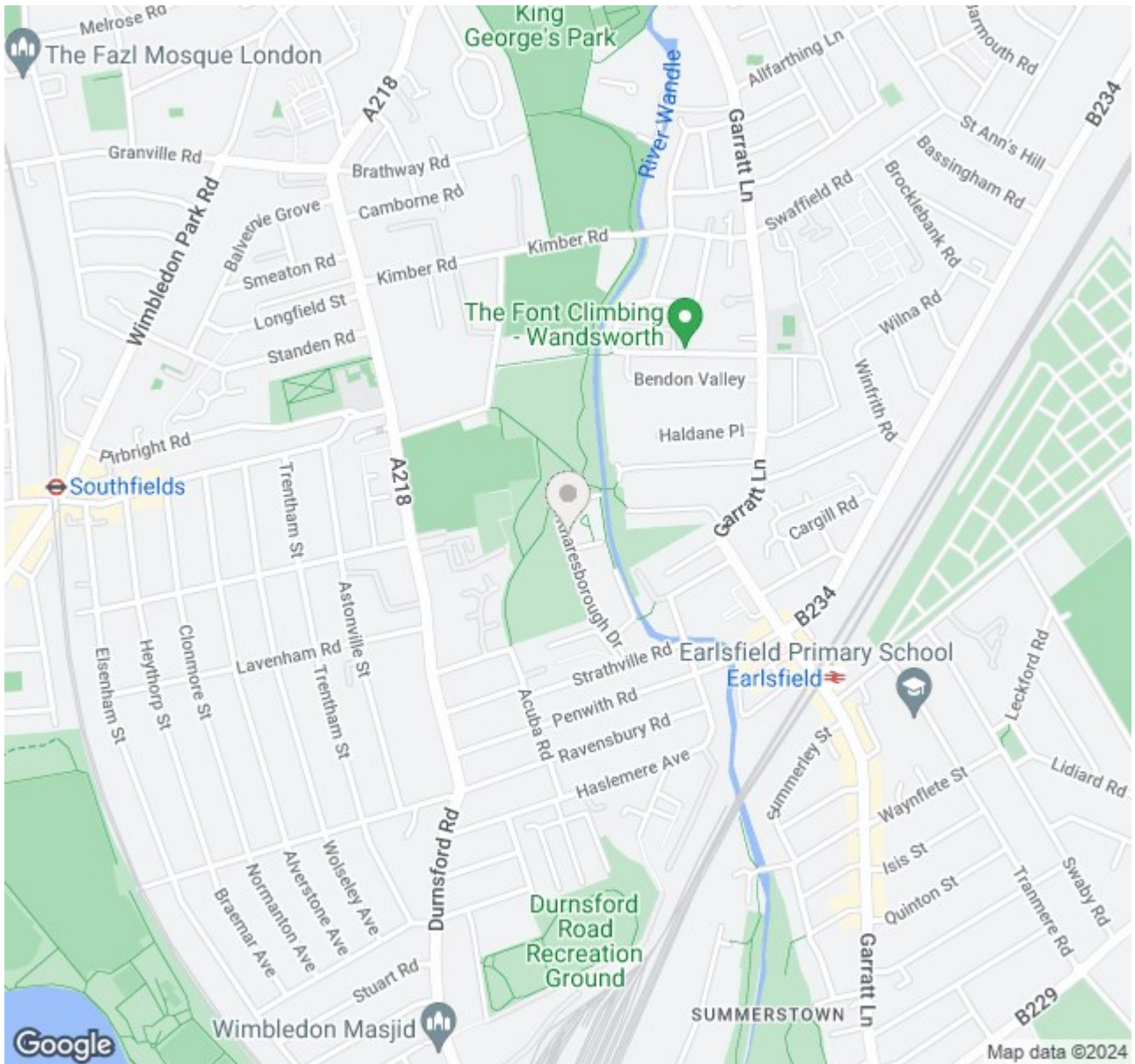
- Three Bedroom - Two Bathroom
- Two Gorgeous Balconies
- Superb 26'9ft Kitchen/Reception Room
- 1009 sqft Modern Apartment
- Views to King Georges Park
- Close to Earlsfield Station
- Underground Parking
- No Onward Chain
- EPC - TBC
- Council Tax - TBC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC