



**Earlsfield House, Swaffield Road, London SW18 3AH**



**welcome to**

## **Earlsfield House, Swaffield Road, London**

A unique and charming one double bedroom studio apartment with a wealth of character, arranged on the top floor of this converted period school.

The property offers a large open-plan reception space built into the eaves of the property with attractive wood flooring and original features, with far reaching views across London rooftops.

Further benefits include ample storage, landscaped communal gardens, off-street parking.

Earlsfield House is located within close proximity of Southside shopping centre and the many popular amenities of both Wandsworth and Earlsfield.

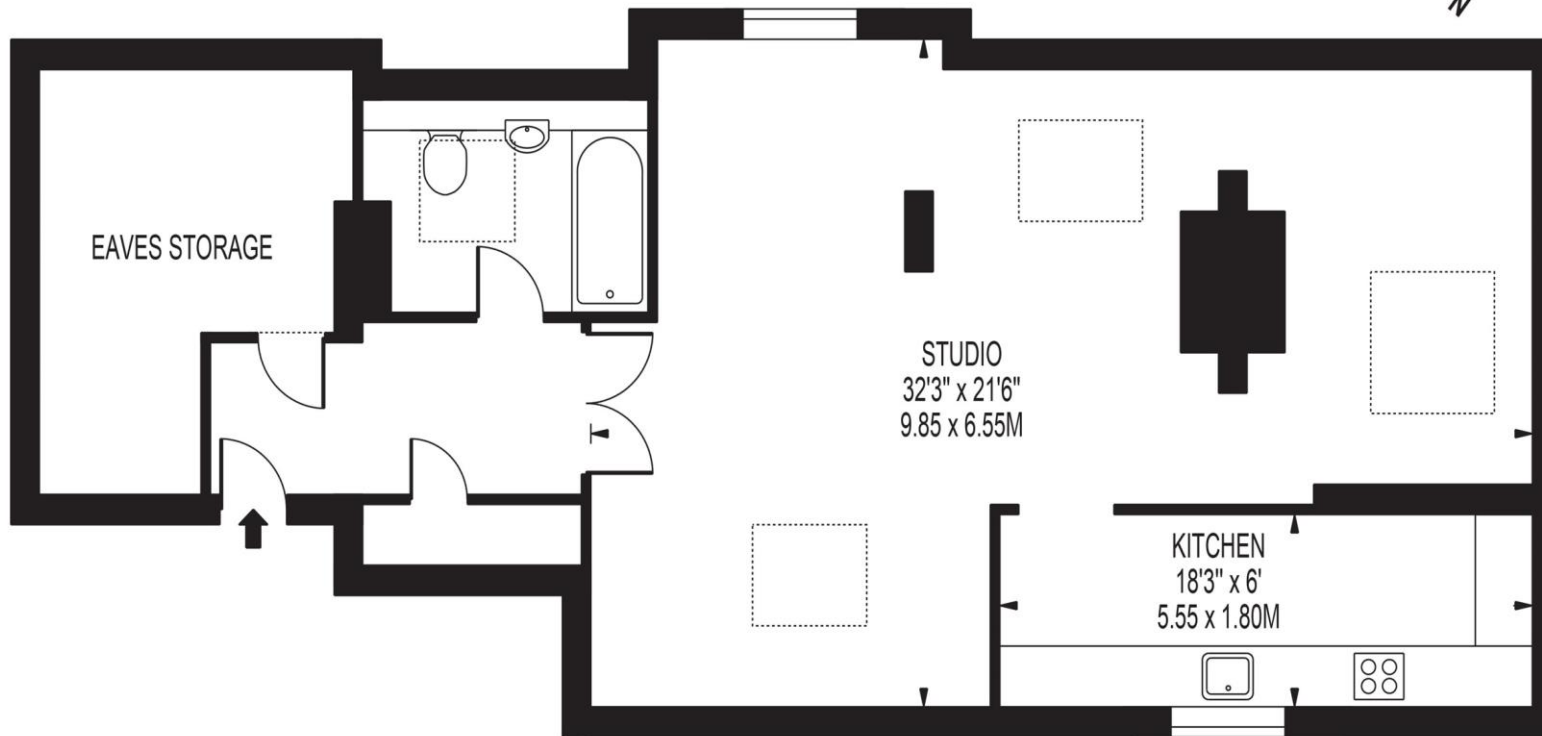
Transport links included Earlsfield mainline station and multiple bus routes.



# EARLSFIELD HOUSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 951 SQ FT - 88.35 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 119 SQ FT - 11.04 SQ M



## THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Earlsfield House, Swaffield Road, London

- Unique One Bedroom, Top Floor Studio Apartment within this Converted Period School
- A Wealth of Charm, Character and Original Features
- Excellent Decor Throughout
- Landscaped Communal Gardens and Allocated Parking
- Close Proximity of both Wandsworth and Earlsfield

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104589](https://www.barnardmarcus.co.uk/Property/EAR104589)



Property Ref:  
EAR104589 - 0004

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