



**Groton Road, London SW18 4ER**

**welcome to**  
**Groton Road, London**

Located close to Earlsfield mainline station, this charming Victorian cottage is a perfect starter home for those looking to settle in the heart of Earlsfield.

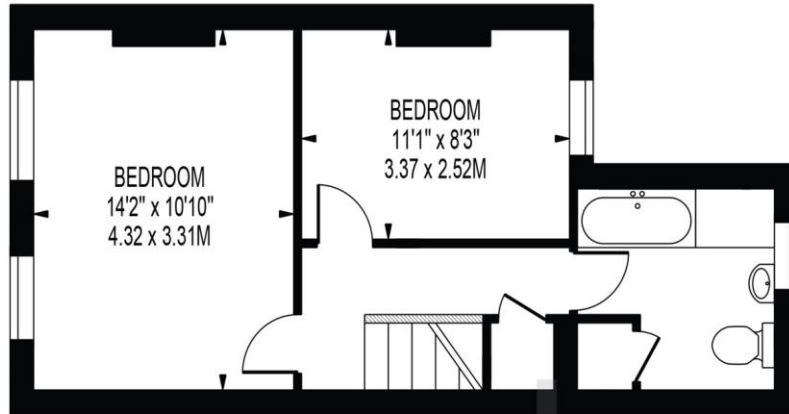
Offering a traditional feel, this quaint house lends itself to extension (STPP). The property is made up of a large through lounge with separate kitchen, leading into the private garden and two double bedrooms upstairs.

This property is situated in a vibrant area known for its community and proximity to green spaces. Nearby, you can enjoy leisurely strolls in local parks or visit popular cultural landmarks. The area is well-served by public transport, ensuring that the wider city is easily accessible for work or leisure.

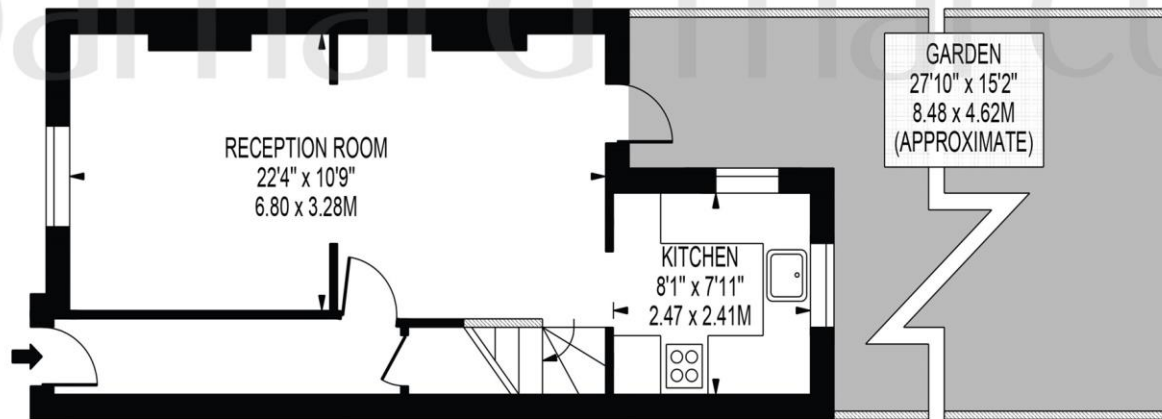


## GROTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 776 SQ FT - 71.16 SQ M



FIRST FLOOR



GROUND 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.  
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welcome to

## Groton Road, London

- Freehold Two Double Bedroom House
- Close to Earlsfield Mainline Station
- Local to Shops
- Potential to Extend (STPP)
- Charming Victorian Cottage

Tenure: Freehold EPC Rating: D

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104910](https://barnardmarcus.co.uk/Property/EAR104910)



Property Ref:  
EAR104910 - 0007

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