



## SUMMERLEY STREET, SW18 4EX

### Offers Over £425,000

We are pleased to offer a light, airy and extended two bedroom ground floor flat situated on this popular road close to Earlsfield Station. This lovely property benefits from a bright open plan kitchen/reception room, bathroom, a double bedroom and a single bedroom/nursery/study room. The flat also has direct access to a private garden area, a communal garden and also a private front garden. Summerley Street is a quiet residential road located moments away from Garratt Lane and all of its shops, restaurants and local amenities. Also on the doorstep is Earlsfield Mainline Station as well as the River Wandle and Garratt Park. Leasehold. EPC rating C. Wandsworth Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=LsTztvYiWwg>.

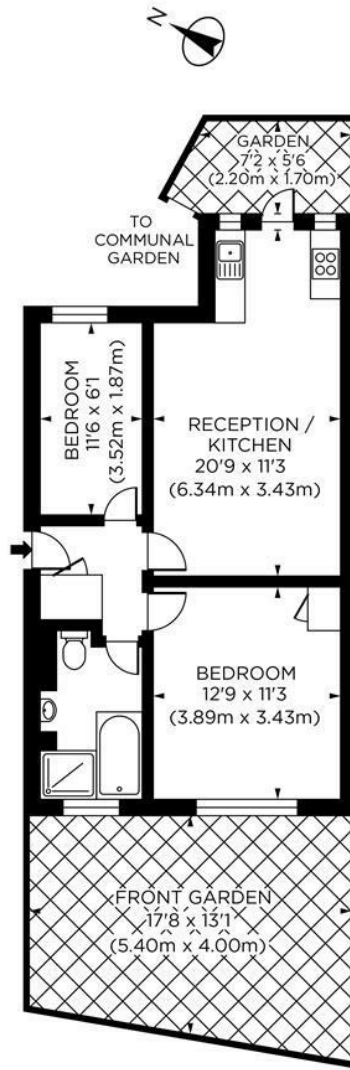


[www.maalems.co.uk](http://www.maalems.co.uk)

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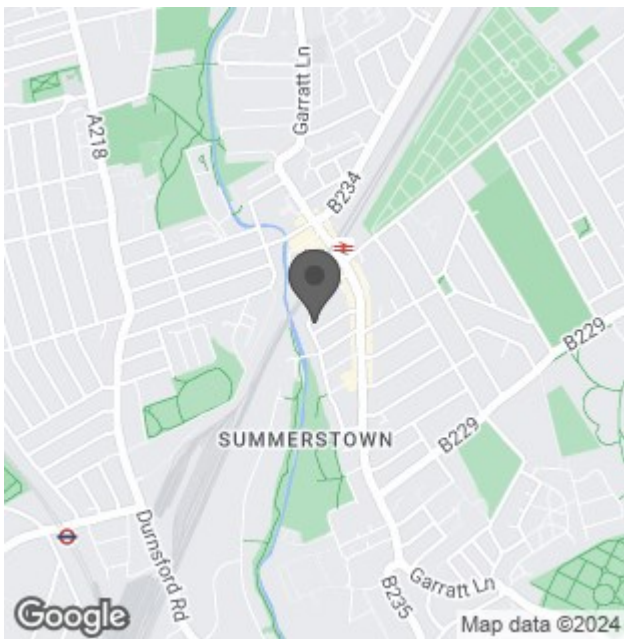
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GROUND FLOOR

Summerley Street, SW18  
 Gross Internal Area 560 sq ft/52 sq metres  
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:







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