



## FRANCHE COURT ROAD, SW17 0JU

### Offers Over £350,000

We are delighted to offer this charming period ground floor garden flat located on Franche Court Road in Earlsfield. This delightful flat boasts a lovely open plan kitchen/reception room with direct access to a private front garden, a double bedroom, and an en-suite shower room. Situated in a period property, this flat exudes character and charm, offering a unique living experience. The flat is located within easy access to all the amenities and attractions the area has to offer including Earlsfield Mainline Station and Tooting Broadway Station. Leasehold. EPC rating C. Council Tax Band B. Please see the virtual tour provided: <https://my.matterport.com/show/?m=8LLRr7jTzJWj>.

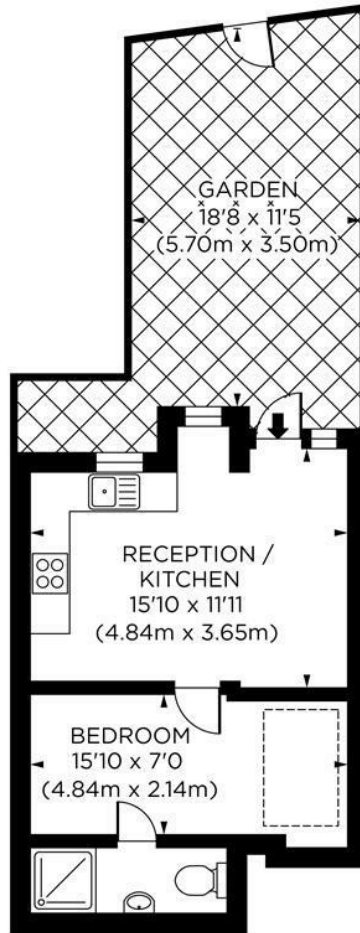


[www.maalems.co.uk](http://www.maalems.co.uk)

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T: 020 8875 9200  
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Registered in England & Wales No. 5585458





**GROUND FLOOR**

Franch Court Road, SW17  
Gross Internal Area 344 sq ft/32 sq metres  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		75	76
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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