

DAGNAN ROAD, SW12 9LH

Offers Over £700,000

Maalems are pleased to offer this split level two double bedroom flat arranged over the top two floors of this converted terrace. There is the option to extend the property, subject to planning, with the possibility of adding a further small bedroom and/or roof terrace. The property has extensive living space for entertaining, with a large kitchen dining room on the top floor, as well as a large bright south facing sitting room. The property is in an ideal location, minutes from Clapham Common and Clapham South Tube on a quiet residential street. Share of Freehold. Chain free. EPC rating C. Council Tax Band D.

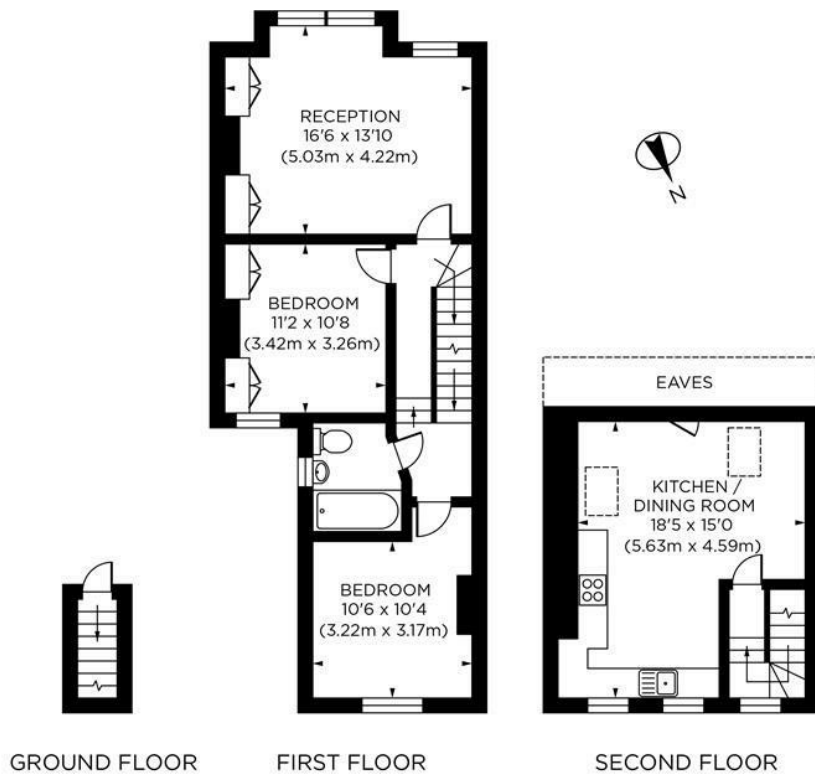


www.maalems.co.uk

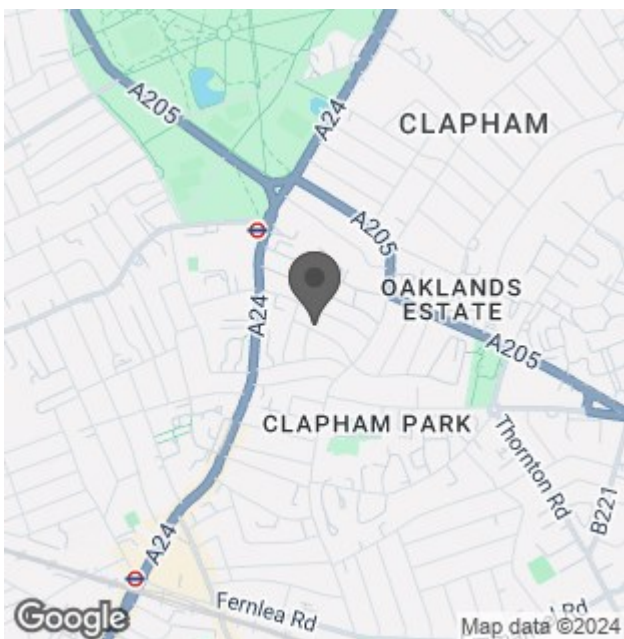
Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458





Dagnan Road, SW12
 Gross Internal Area 904 sq ft/84 sq metres
 @photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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







www.maalems.co.uk
 Earlsfield & Wandsworth Office
 344 Garratt Lane
 Earlsfield, London SW18 4EL
 T: 020 8875 9200
 earlsfield@maalems.co.uk
 Registered in England & Wales No. 5595458

