

## BODMIN STREET, SW18 4PT

**Asking Price £575,000**

A well-presented ground floor end of terrace period maisonette situated on this quiet residential street. The property offers a spacious front reception room with feature fireplace, one double bedroom, modern fully fitted kitchen, generous bathroom, and a lovely private rear South facing garden. The property is offered in good order, with wooden floors, and in addition there is ample storage (including an external storage room), no onward chain and also the potential to extend the property into the side return to add further accommodation (STP). The flat is ideally located for both Earlsfield Mainline Station and Southfields Tube Station and King George's Park is opposite the property. Share of Freehold. EPC rating E. Council Tax Band C.



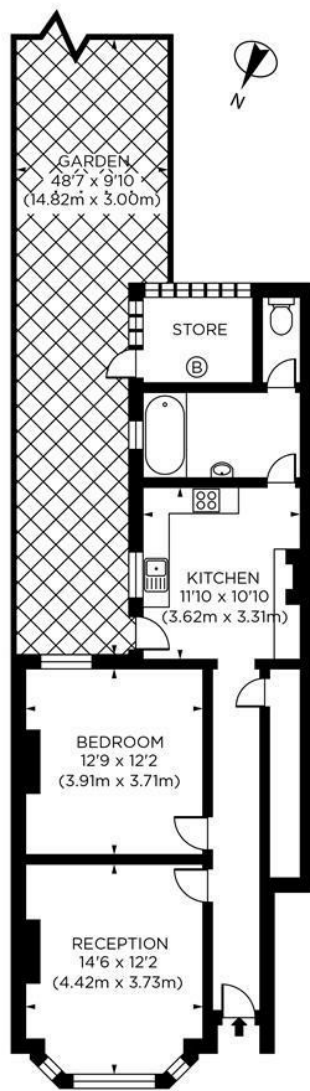
[www.maalems.co.uk](http://www.maalems.co.uk)

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

Registered in England & Wales No. 5585458

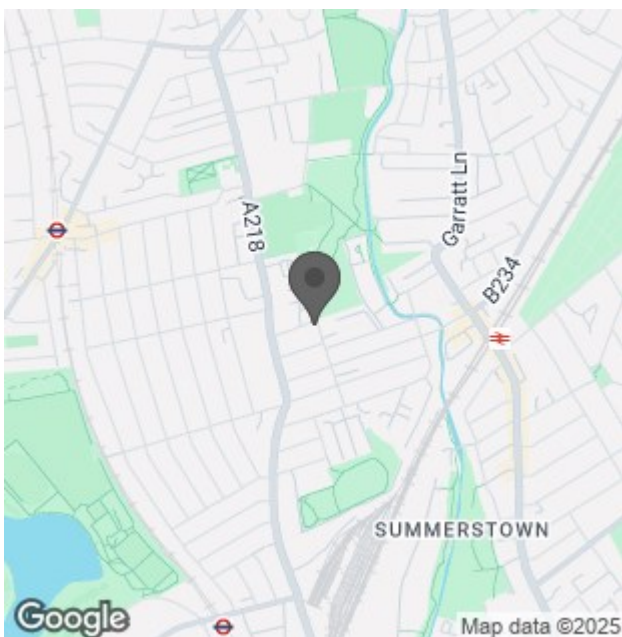






GROUND FLOOR

Bodmin Street, SW18  
Gross Internal Area 743 sq ft/69 sq metres  
©photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	52	
(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:



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

