



EARLSFIELD ROAD, SW18 3DD

Asking Price £575,000

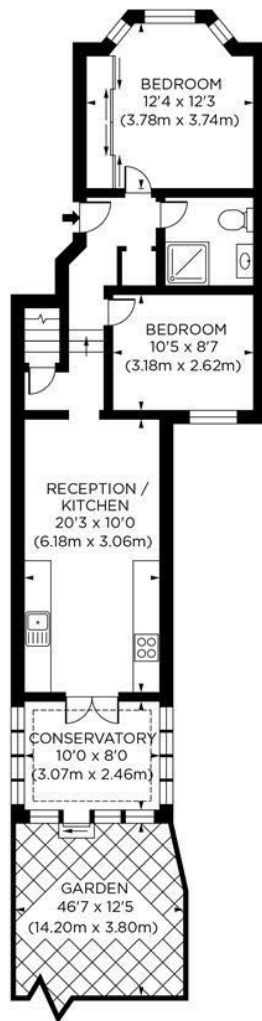
We are delighted to present this well-presented two double-bedroom period conversion flat with a private rear garden. Conveniently located within easy reach of Earlsfield Mainline Station and an array of local shops, the area has recently welcomed a new M&S Food Hall, further enhancing its vibrant retail offerings. The accommodation comprises two spacious double bedrooms, a modern bathroom, and an open-plan kitchen/reception area leading into a conservatory/dining space that opens directly onto a private south-facing garden. Additional benefits include a cellar for extra storage, off-street parking for one car, extension potential (STP), and no onward chain. Share of Freehold. EPC rating D. Council Tax Band D (Wandsworth Borough). Please see the virtual tour provided: <https://my.matterport.com/show/?m=CLKyC9hpFM7>.



www.maalems.co.uk
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 344 Garratt Lane
 Earlsfield, London SW18 4EL
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earlsfield@maalems.co.uk

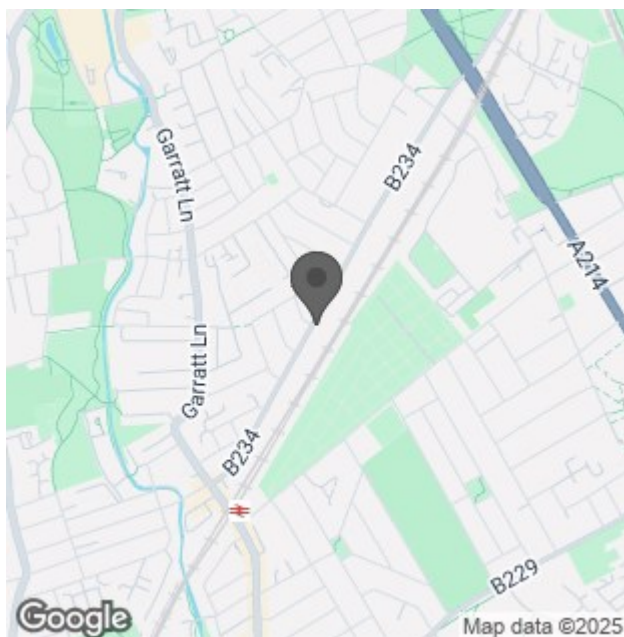
Registered in England & Wales No. 5585458





GROUND FLOOR

Earlsfield Road, SW18
Gross Internal Area 678 sq ft/63 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(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:



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