



## TREWINT STREET, SW18 4HB

**Offers Over £425,000**

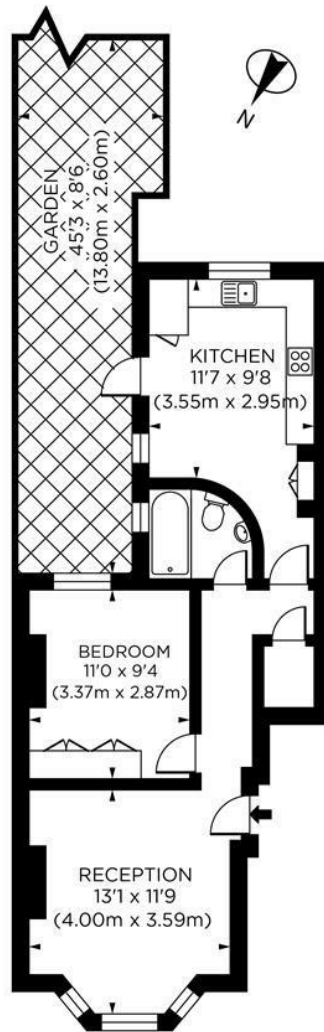
A well-presented ground floor conversion flat, ideally situated on a highly sought-after residential road in the heart of Earlsfield. The property is just moments from the mainline station, as well as the vibrant array of shops, cafés, and restaurants the area has to offer. The flat features a front living room with bay window and fireplace, one double bedroom, a bathroom, and a lovely kitchen that has direct access to a private 45ft South facing garden — perfect for entertaining or relaxing in the sun. There is also scope to extend the property into the side return to create further living space (STPP). This is a great opportunity to secure a truly special home in a prime Earlsfield location. No onward chain. Share of Freehold. EPC rating D. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=FFVbRJTUZG>.



[www.maalems.co.uk](http://www.maalems.co.uk)  
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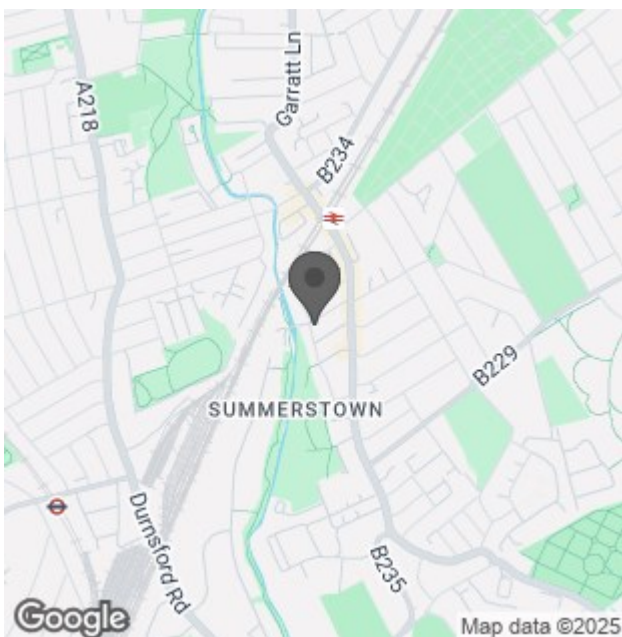
Registered in England & Wales No. 5585458





GROUND FLOOR

Trewint Street, SW18  
Gross Internal Area 495 sq ft/46 sq metres  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 90        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 67      |           |
| (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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