



**82 Madrid Road**  
**London**

**£2,050,000**  
**FREEHOLD**

A fabulous opportunity to acquire a semi detached house with potential to extend (STPP) and modernise. Currently set over three floors with five double bedrooms, two bathrooms, three reception rooms and a kitchen. To the rear is a well established and mature garden over 70ft long. Located within a short walk to the shops, cafes, butchers, fishmongers, pubs, OSO Theatre, Olympic Cinema and a range of schooling options.

View Broadband and mobile coverage availability here <https://checker.ofcom.org.uk/>

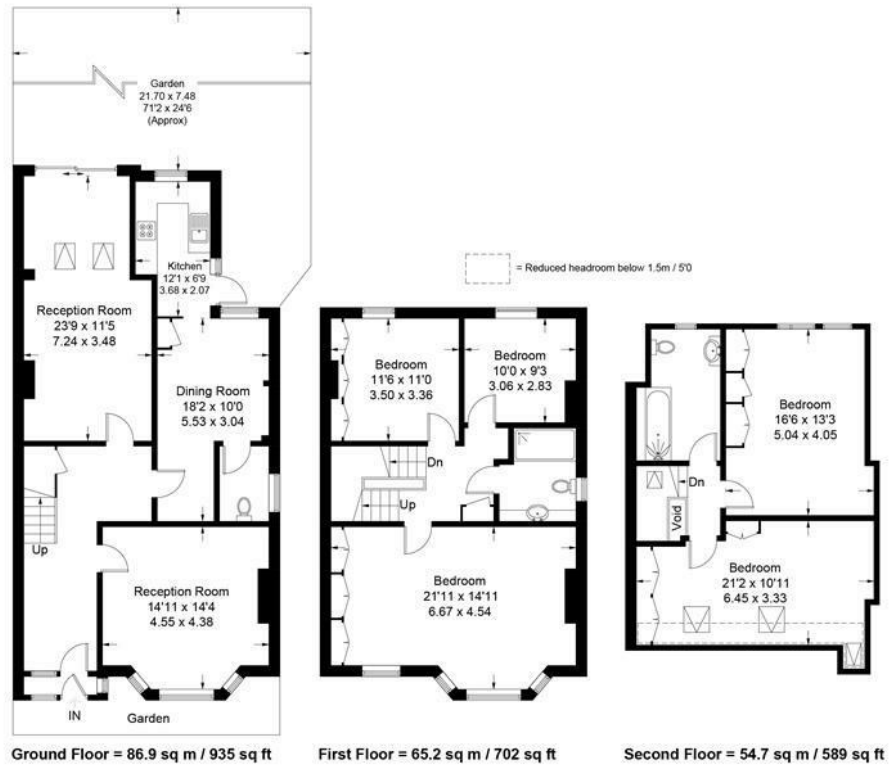
Richmond council tax band G with an improvement indicator.



- Semi detached • Five double bedrooms • Three reception rooms • Two bathrooms • Mature 70ft rear garden • No onward chain

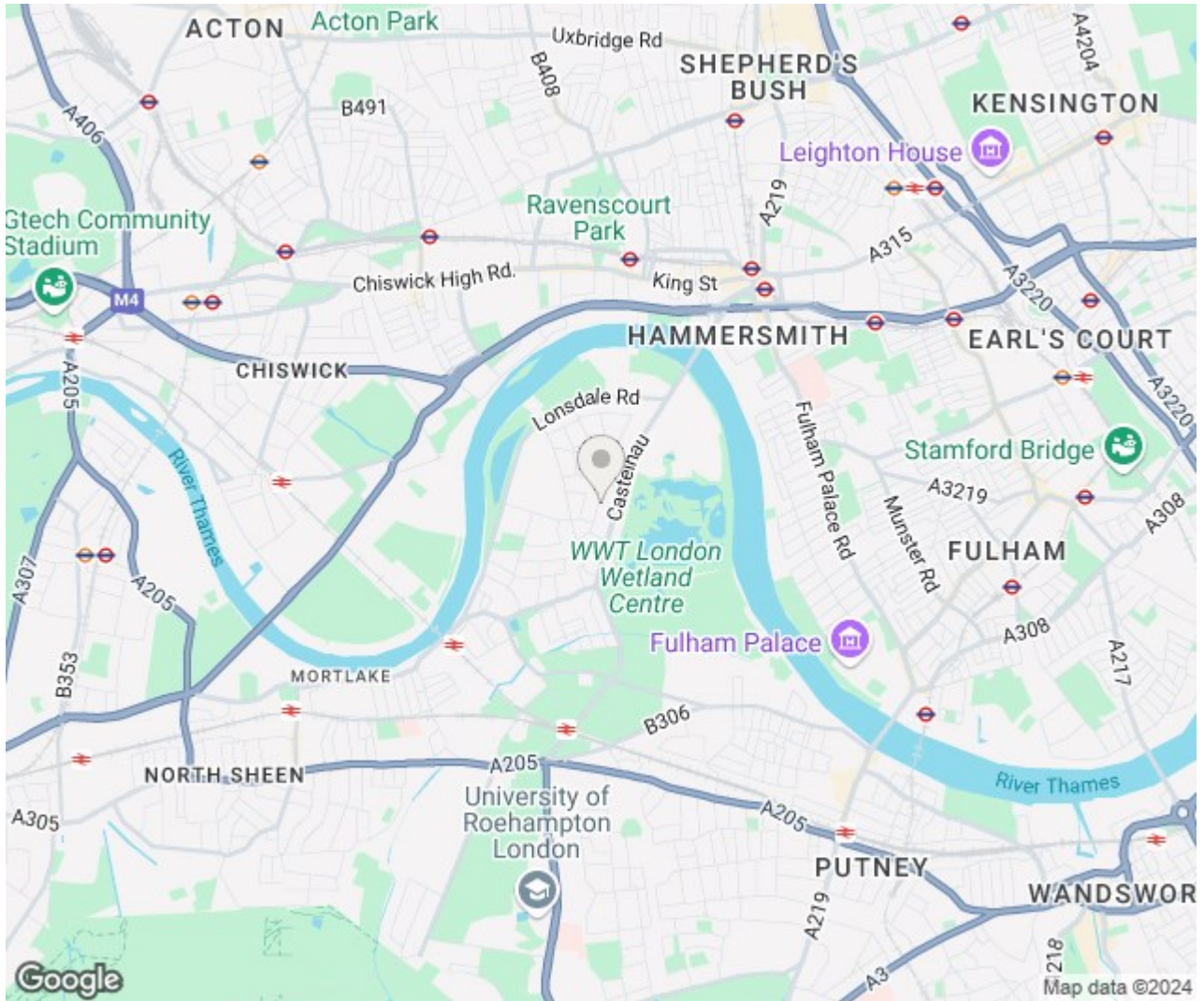
## Madrid Road, London, SW13

Approximate Gross Internal Area = 206.8 sq m / 2226 sq ft




All measurements are in accordance to the RICS Code Of Measuring Practice.  
 Measurements are approximate & only for illustrative purposes.  
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

**LAURENT**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements