



PHILIP
BOOTH
ESQ.



2 Quinton Street, London, SW18 3QS

£720,000

- Offered with vacant possession
- Share of freehold ownership
- Private courtyard garden
- Staff member ownership disclosure applies (Estate Agents Act 1979)
- Three double bedrooms
- En-suite shower room to the principal bedroom
- Short walk to Earlsfield Station, cafés, bars and restaurants
- Approximately 901 sq ft (84 sq m)
- Open-plan kitchen/reception room
- Excellent access to London Waterloo and close to parks

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

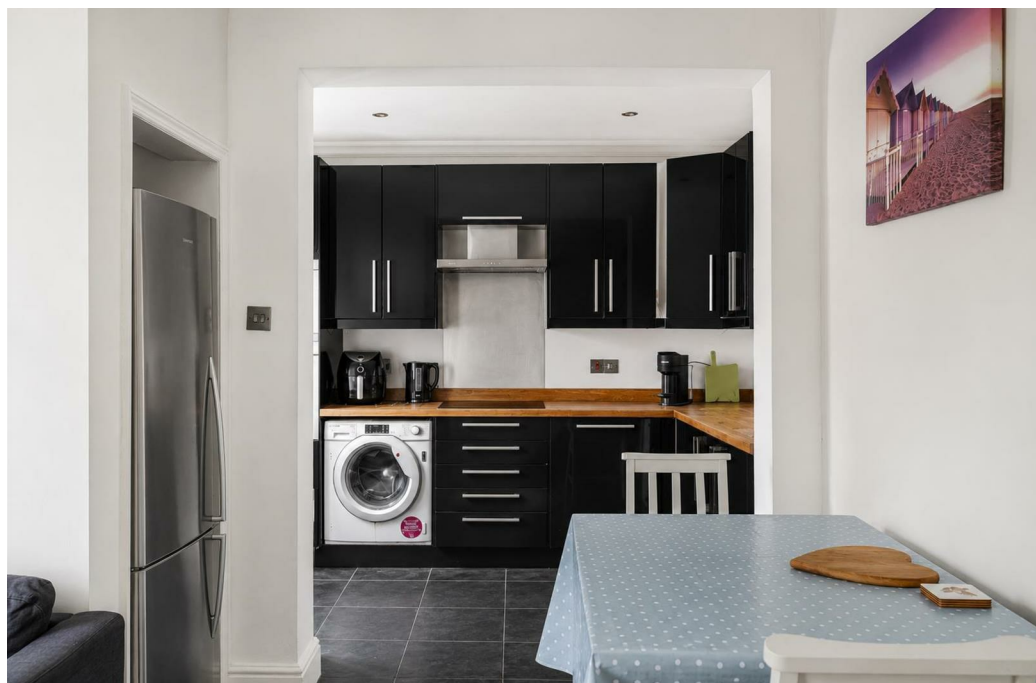
sales@philipboothesq.com
www.philipboothesq.com

2 Quinton Street, London SW18 3QS

A beautifully presented three double bedroom Victorian maisonette extending to approximately 901 sq ft, ideally situated in the heart of Earlsfield. Offered with vacant possession and a share of the freehold, the property combines period charm with contemporary finishes and features a spacious open-plan kitchen/reception room, principal bedroom with en-suite, private courtyard garden and excellent access to Earlsfield Station, Garratt Lane and nearby green spaces. In accordance with the Estate Agents Act 1979, please note that the property is owned by a member of staff of Philip Booth Esq.



Council Tax Band: D



ACCOMODATION

Offered with vacant possession and the benefit of a share of the freehold, this beautifully presented three double bedroom maisonette forms part of an attractive Victorian building in the heart of Earlsfield.

Extending to approximately 901 sq ft (84 sq m), the property offers well-balanced accommodation with an appealing blend of period character and contemporary styling. At its heart is a generous open-plan kitchen/reception room, providing clearly defined sitting and dining areas and creating a wonderfully sociable living space. The modern kitchen is fitted with sleek gloss cabinetry, timber work surfaces and integrated appliances, while large sash windows throughout ensure an abundance of natural light.

The principal bedroom is particularly impressive, enjoying the benefit of a stylish en-suite shower room and attractive period features. Two further bedrooms provide excellent flexibility for family life, guests or those requiring a home office, all served by a family bathroom.

Outside, a private courtyard garden offers a low-maintenance outdoor retreat, perfectly suited to al fresco dining and summer entertaining.

Quinton Street enjoys an enviable position within Earlsfield, just a short walk from Earlsfield Station, providing regular services to London Waterloo. The excellent selection of independent cafés, bars, restaurants and shops along Garratt Lane are all within easy reach, together with nearby green spaces including King George's Park and Wandsworth Common.

In accordance with the Estate Agents Act 1979, we are required to disclose that this property is owned by a member of staff of Philip Booth Esq.

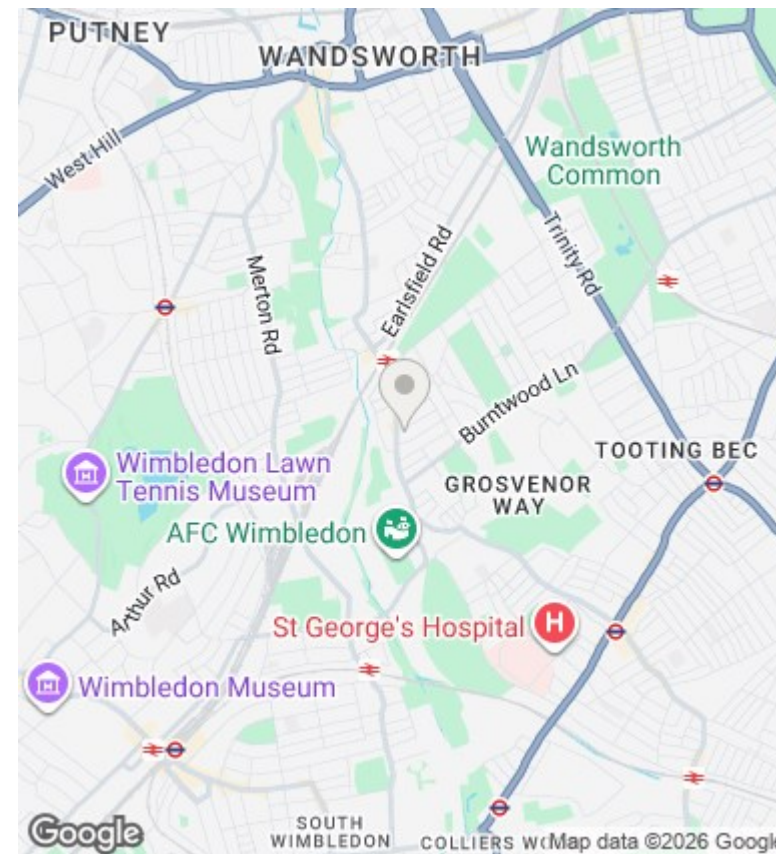




Approximate Gross Internal Area 901 sq ft - 84 sq m



Ground Floor



Directions

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	