



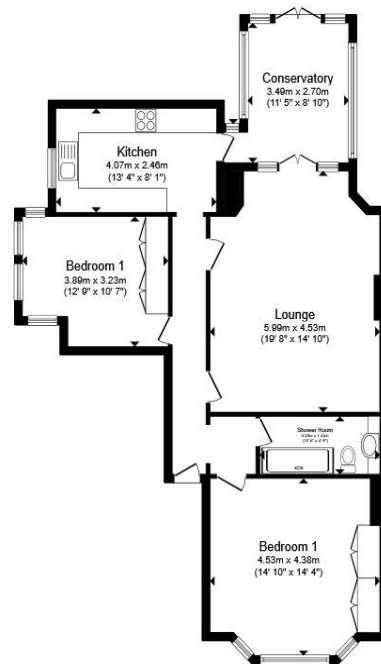
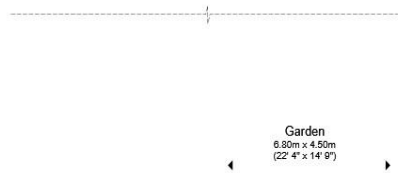
**Earlsfield Road, London SW18 3DB**

**welcome to**

**Earlsfield Road, London**

A large two double bedroom flat, with superb reception space, arranged on the ground floor of this imposing period house, with conservatory and private rear garden.





## Ground Floor

Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

A large two double bedroom flat, with superb reception space, arranged on the ground floor of this imposing period house, with conservatory and private rear garden.

The property which requires some updating, benefits from a wealth of original features with ornate fireplace, large windows, wood flooring and excellent ceiling height. Further benefits include spacious accommodation throughout and a grand reception room, leading to a conservatory and onto a rear garden.

The delightful walled rear garden has an open aspect to the south. The property offers residents' off-street parking.

Located on Earlsfield Road, the property lies within close proximity of the green open spaces of Wandsworth Common.

Transport links include Earlsfield, Clapham Junction & Wandsworth Common mainline stations.

Offered with a share of freehold and no upward chain.



welcome to

## Earlsfield Road, London

- Period Conversion, Two Double Bedroom, Ground Floor Flat
- Superb Reception Room with High Ceilings
- A Wealth of Charm and Character
- Delightful Private Garden
- Share of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR105204](https://www.barnardmarcus.co.uk/Property/EAR105204)



Property Ref:  
EAR105204 - 0005

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