



## PEARTREE AVENUE, SW17 0JG

### Offers Over £325,000

A superb example of a ground-floor, one-double-bedroom modern apartment within a private development just off Garratt Lane. The property is ideally located for the excellent amenities of Earlsfield, including the mainline station with direct access to Waterloo. Tooting Broadway and the Northern Line are also easily accessible. The accommodation comprises a double bedroom, a generous reception room, a separate kitchen, and a bathroom. Additional benefits include good storage throughout, access to a communal garden within the development, off-street parking, and no onward chain. Share in the Freehold. EPC rating D. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=N4HpXhYiDoo>.

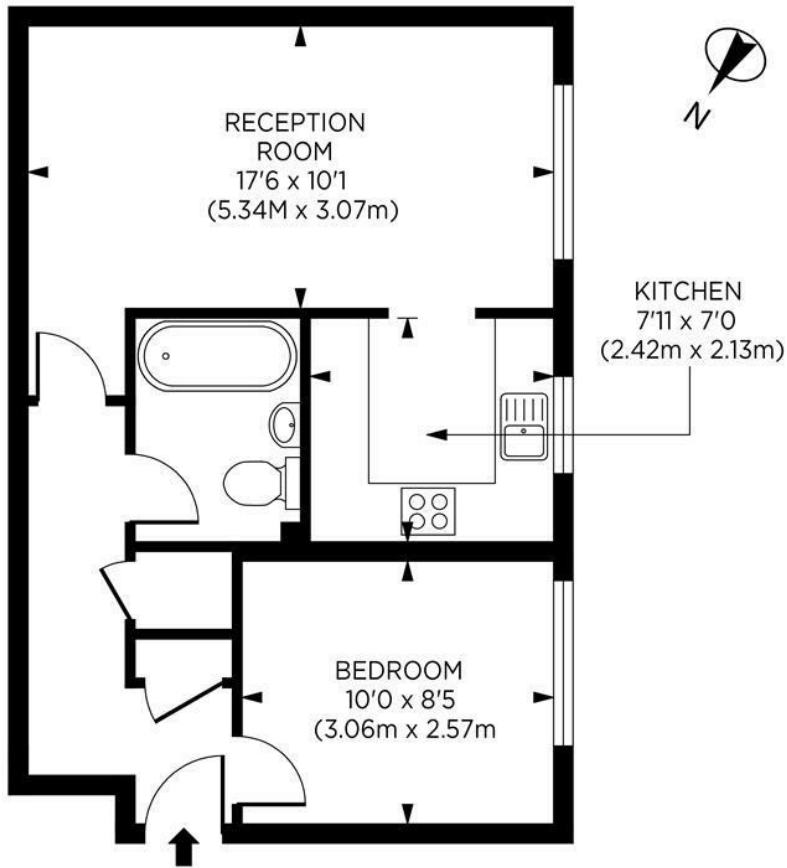


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458





GROUND FLOOR

Peartree Close, SW17

Gross Internal Area 474 sq ft/ 44 sq metres

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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