EDEN HOMES









2 Rodway Road, London, SW15 5DS

Offers in excess of £650,000

We are delighted to offer this well presented three double bedroom ground floor apartment situated within this stunning Victorian conversion. The home boasts of light & space offering charm & endless character throughout. As you enter you are greeted by a winding hallway which leads to three double bedrooms with high ceilings, period features, cornices, curved arches, & beautiful stained glassed windows. Head back through the hallway & find a modern family sized bathroom, exceptional living room with feature fireplace, & huge arched bay window with shutters. In addition there is Hive heating control installed. Along from the living room you find a delightful bright kitchen dining room which can double as a second reception and opens onto the patio area with large communal lawned garden. The homes has had a recent extension at the rear to add an additional stunning en-suite bathroom leading off the third double bedroom. The bathroom has been finished to a high standard with bespoke tile, fittings and walking stand alone shower. Richmond park, local transport links & Barnes station are close by, with shops amenities & Georgian Gastro Pub also moments away. COUNCIL TAX BAND D SERVICE CHARGE £700-£800 per annum. SHARE OF FREEHOLD. Annual review hosted by the vendor whom handles the building costs.as advised.





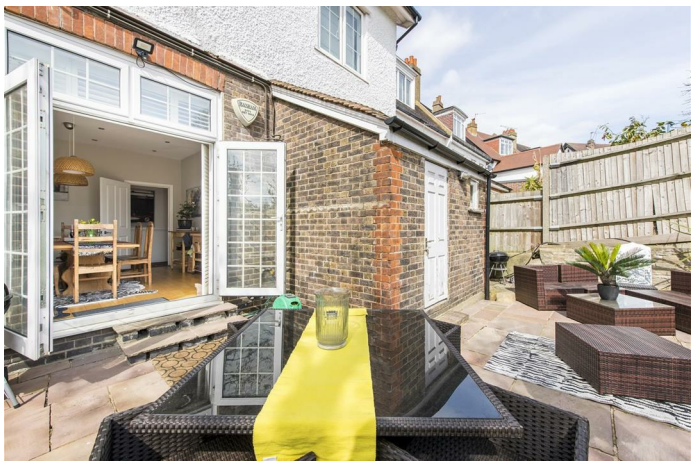




















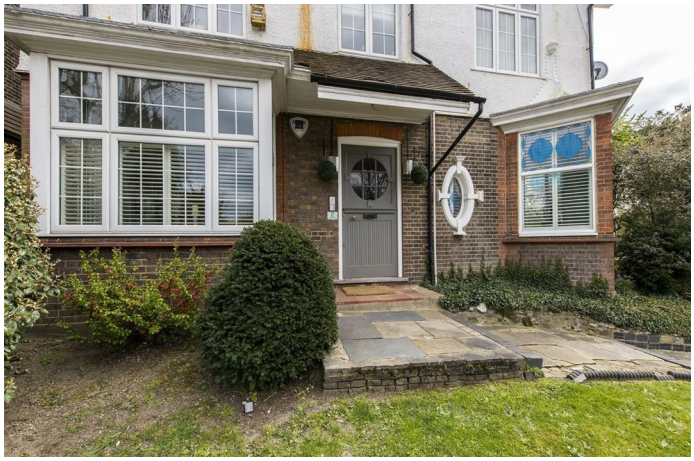




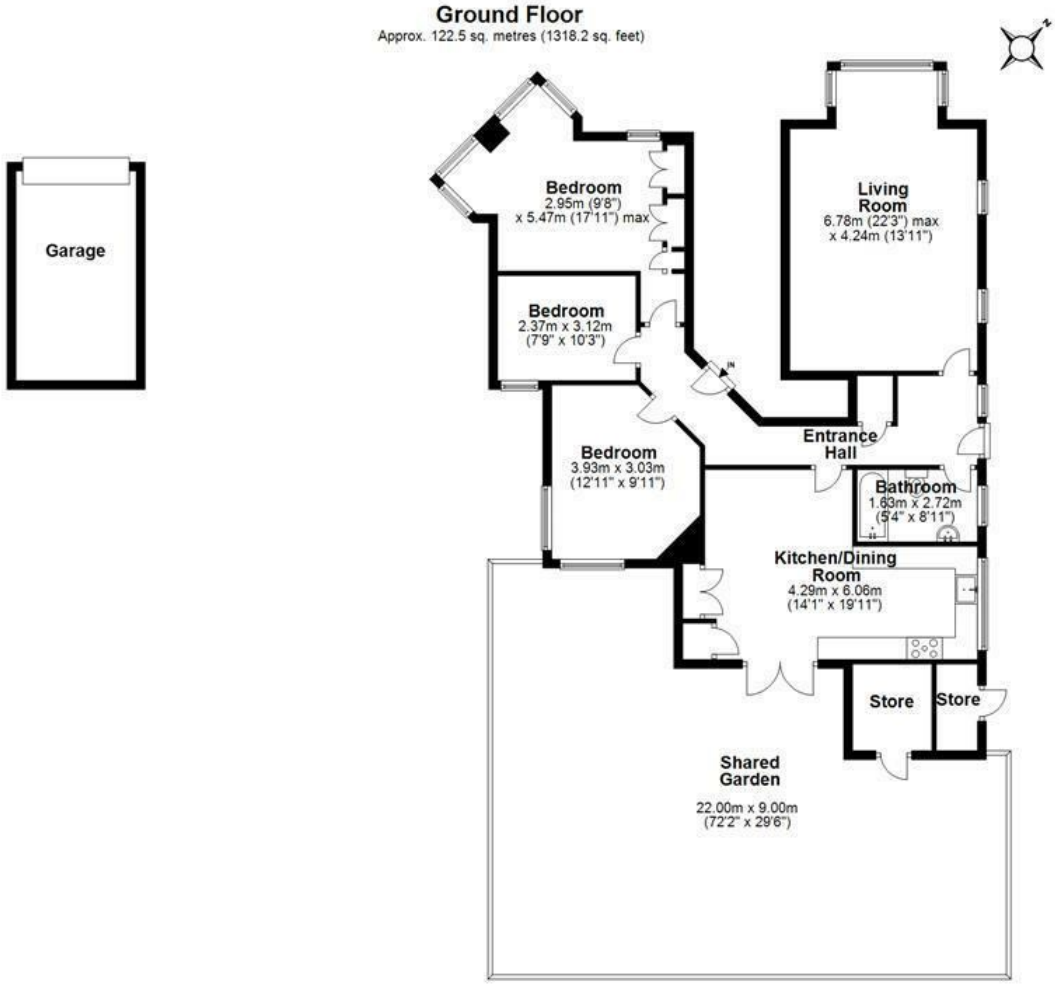








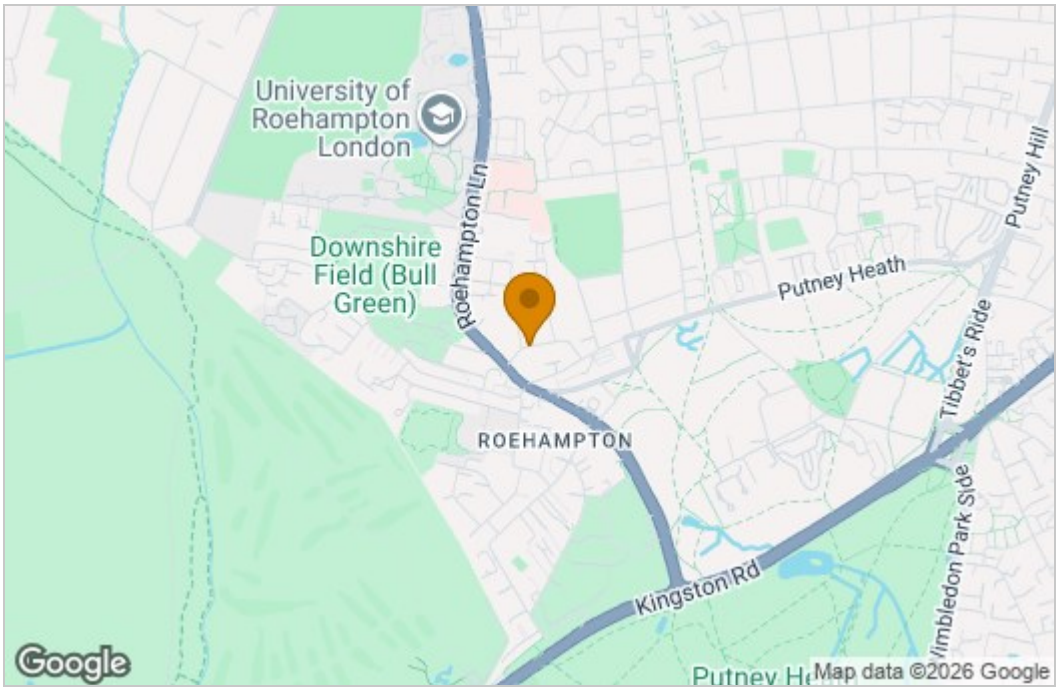
Floor Plan



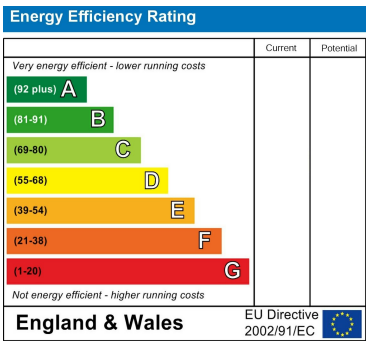
Total area: approx. 122.5 sq. metres (1318.2 sq. feet)

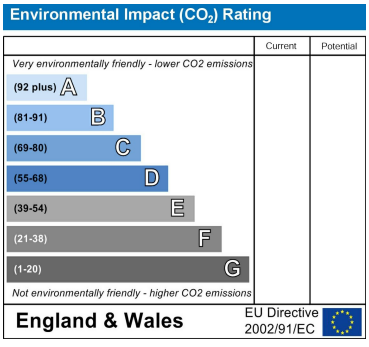
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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