



## STEERFORTH STREET, SW18 4HH

**Asking Price £425,000**

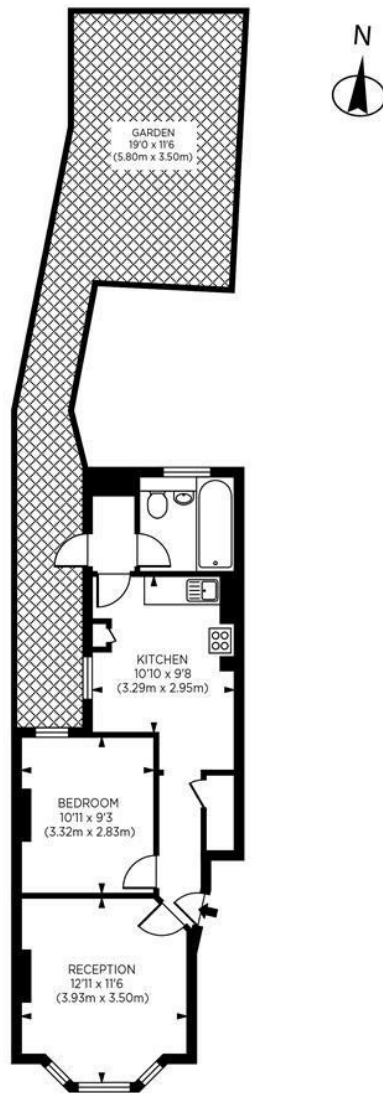
A well-presented ground floor conversion flat, ideally situated on a highly sought-after residential road in the heart of Earlsfield. Just moments from Earlsfield Mainline Station and the vibrant selection of shops, cafés, and restaurants, this home offers exceptional convenience as well as access to Garratt Park for additional green space. The flat features a front living room with bay window and fireplace, one double bedroom, a bathroom, and a kitchen/breakfast room. The property also has a private garden — perfect for entertaining or relaxing in the sun. There is also scope to extend the property into the side return to create further living space (STPP). This is a great opportunity to secure a truly special home in a prime Earlsfield location. No onward chain. Share of Freehold. EPC rating: D. Council Tax Band: C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=y5j5nwLSzh>



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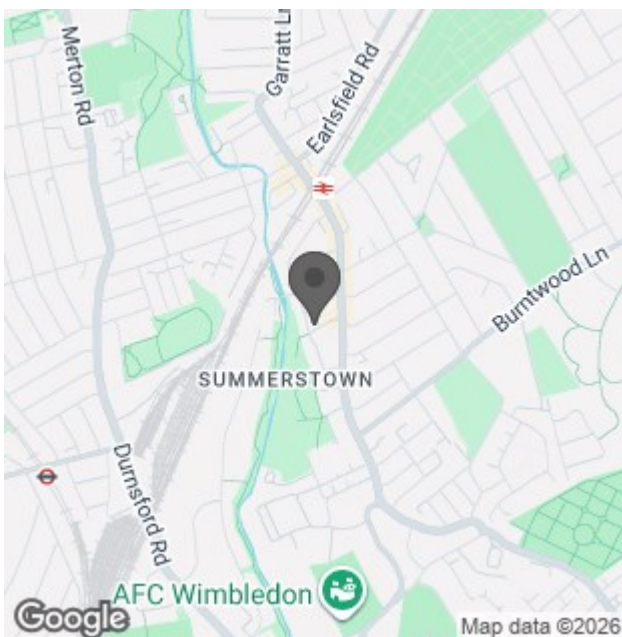
Registered in England & Wales No. 5585458





GROUND FLOOR

Steerforth Street, SW18  
Gross Internal Area 474 sq ft/ 44 sq metres  
©photosandfloorplans.com



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 67      | 76        |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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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