



## SUMMERSTOWN, SW17 0AY

Asking Price £650,000

We are extremely excited to present this fantastic three double bedroom duplex apartment with a private garden and secure underground parking. Beautifully arranged over two floors and extending to 1,195 sq ft, this impressive home features its own private front door and comprises: three bedrooms, two bathrooms, a downstairs WC, a large L-shaped open plan reception room/dining room/kitchen, and a rear garden. Residents benefit from 24-hour concierge, and access to the communal gardens. This is a truly unique duplex apartment and must be seen to be fully appreciated. Secure underground parking is also included. Leasehold. EPC rating B. Council Tax Band E.

Please see the virtual tour provided: <https://my.matterport.com/show/?m=7jA7BEhfKaA>.



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

Earlsfield & Wandsworth Office

344 Garratt Lane

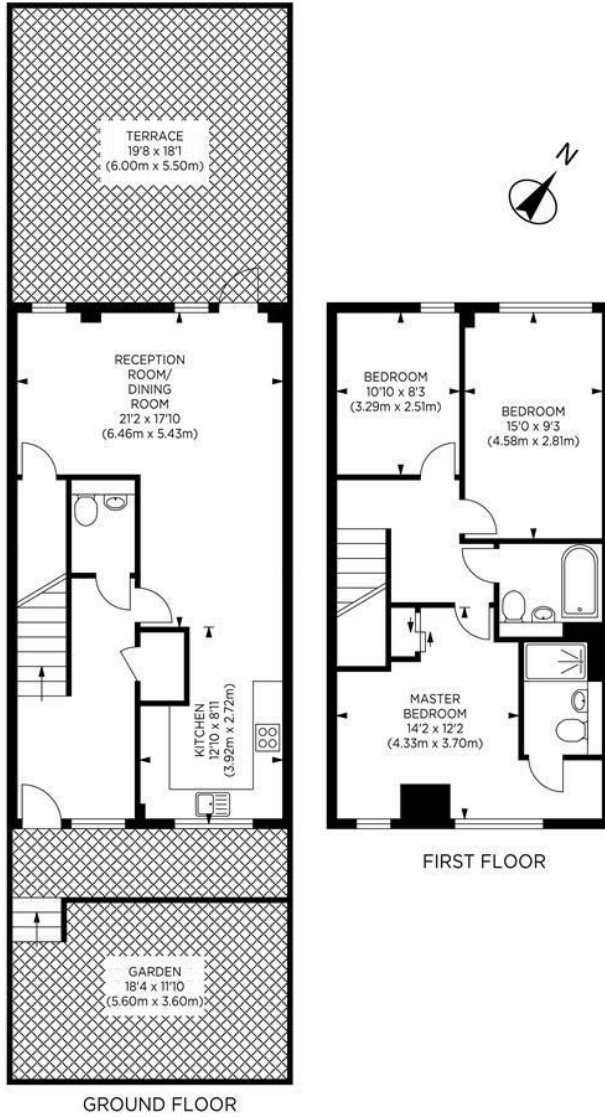
Earlsfield, London SW18 4EL

T: 020 8875 9200

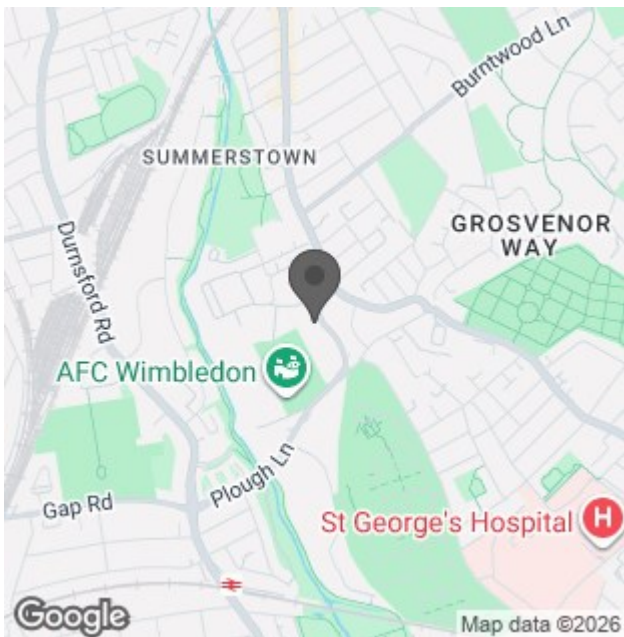
[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

Registered in England & Wales No. 5585458





Summerstown, SW17 OAY  
Gross Internal Area 1195 sq ft/ 111 sq metres



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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