



# SARA MORTON

BESPOKE REAL ESTATE AGENT



## 99 Ericcson Close

, London, SW18 1SQ

Offers Over £600,000

Located in this desirable residential development, this spacious split-level maisonette offers a delightful blend of comfort and convenience. Spanning over 950 square feet, this property is perfect for families or professionals seeking a generous living space. Built in 1975, the maisonette occupies both the ground and first floors, providing a sense of privacy along with a private garden to the front and rear of the property.

From the entrance hall is a spacious kitchen/breakfast room, storage cupboards, a downstairs W/C, and a welcoming reception room with French doors to the garden.

On the first floor are two large double bedrooms with fitted wardrobes, a further double bedroom, and a family bathroom.

Storage is plentiful throughout the maisonette, allowing for a clutter-free environment. The location is particularly advantageous, with Wandsworth Town mainline station and Putney East underground station just a short distance away, providing excellent transport links to central London. Furthermore, both Wandsworth and Putney town centres are within easy reach, offering a variety of shops, restaurants, and leisure facilities.

For those who enjoy outdoor activities, the property is conveniently close to recreational areas, perfect for strolls or family outings. Local bus routes further enhance accessibility, making this maisonette an ideal choice for anyone looking to embrace the vibrant lifestyle that London has to offer.

The property further benefits from NO ONWARD CHAIN.

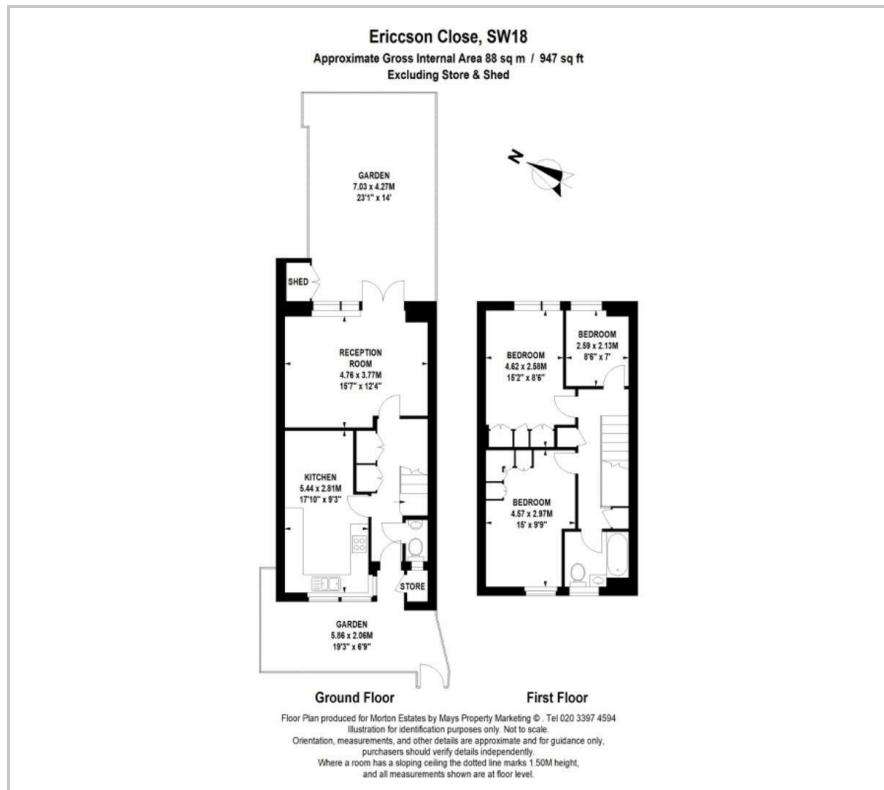
- SPACIOUS SPLIT LEVEL GARDEN MAISONETE CIRCA 950 SFT
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS W/C
- KITCHEN/BREAKFAST ROOM
- GENEROUS STORAGE CUPBOARDS
- PRIVATE REAR AND FRONT GARDEN
- CLOSE TO WANDSWORTH AND PUTNEY TOWN CENTRES
- WELL PLACED FOR BUS LINKS
- WELL PLACED FOR EAST PUTNEY UNDERGROUD AND WANDSWORTH TOWN MAINLINE
- NO ONWARD CHAIN

### Viewing

Please contact our Sales Office on 0208 181 9660 if you wish to arrange a viewing appointment for this property or require further information.



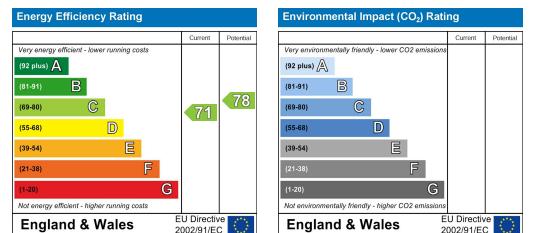
## Floor Plan



## Area Map



## Energy Efficiency Graph



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