



A BEAUTIFULLY PRESENTED TWO BEDROOM SPLIT LEVEL APARTMENT

BIRDHURST ROAD
LONDON SW18

Share of Freehold



NEAR TO WANDSWORTH COMMON

BIRDHURST ROAD LONDON SW18

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Reception room ♦ Kitchen ♦ 2 bedrooms ♦ 2 Bathrooms (1 en suite)

Situation

Birdhurst Road is situated in the popular area known as "The Tonsleys". The property overlooks an area of greenery with mature trees. Wandsworth Common is within walking distance. There are excellent shopping facilities nearby and Old York Road, with its village-like atmosphere, boasts many popular independent shops, restaurants and bars.

For those travelling into central London, Wandsworth Town mainline station, a short walk away, provides frequent and direct services to Waterloo (15 mins by train) and Clapham Junction offers a ten-minute train ride into Victoria. In addition there are numerous bus services that link the area with Fulham and Chelsea.

Description

This spacious and well-proportioned apartment is arranged over the first and second floor of a handsome bay-fronted period building.

It offers bright and airy living, with high ceilings and very generous storage space throughout. Refurbished to an exceptional standard, the apartment features a fully equipped contemporary-designed sit-in kitchen, and a reception room complete with a traditional fireplace and dining space.

Bedroom accommodation comprises a 2nd floor master bedroom with en suite bathroom, and a further generously sized double bedroom with a built in wardrobe and newly decorated bathroom on the 1st floor.

Tenure:

Share of Freehold

Local Authority:

London Borough of Wandsworth

Viewing:

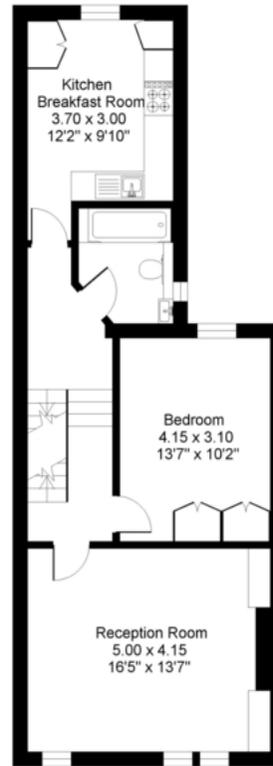
Strictly by appointment with Savills



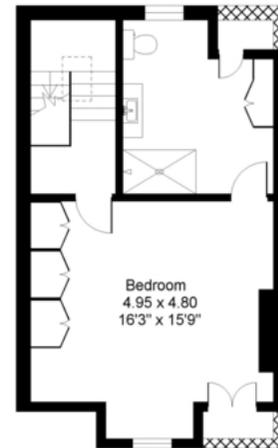


Birdhurst Road, SW18

Gross internal area (approx.):
101.1 sq.m. (1088 sq.ft.)
Plus 1.5 sq.m. (16 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



First floor
665 Sq.ft.



Second floor
423 Sq.ft.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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