



# A charming two bedroom flat with a private balcony

**Ludo Building, 375 Earlsfield Road, London, SW18 3DG**

Leasehold









Two double bedrooms • Fantastic location close to Earlsfield station • Private balcony • Two bathrooms • Open plan kitchen/dining area/reception room

#### Local Information

Earlsfield Road runs from the green open space of Wandsworth Common to the excellent shops, wine bars and restaurants and array of pubs in Earlsfield close by. Southside Shopping Centre is a mile up Garratt Lane which holds the large supermarkets of Waitrose and Sainsbury's, as well as a Cineworld cinema complex and chain stores. Transport links are excellent with Earlsfield mainline station a short walk away providing direct access to Waterloo (14 minutes), Clapham Junction (3 minutes) and Wimbledon (3 minutes). There are also numerous bus routes nearby.

#### About this property

Located on the second floor of this well located and secure building, is this charming two bedroom flat. As you enter the property, on the right hand side is the first double bedroom, benefitting from natural light, with the second double bedroom on the opposite side of the hallway. This bedroom benefits from an en suite bathroom, as well as ample amounts of built in storage space. Leading to the rear of the property is the bright and spacious reception room/dining area, as well as the kitchen which benefits from an array of integrated appliances. The open plan reception area opens onto a south facing balcony. Completing

the property is the family bathroom, featuring a wall mounted bath with overhead shower.

#### Tenure

Leasehold

#### Local Authority

#### Energy Performance

EPC Rating = C

#### Viewing

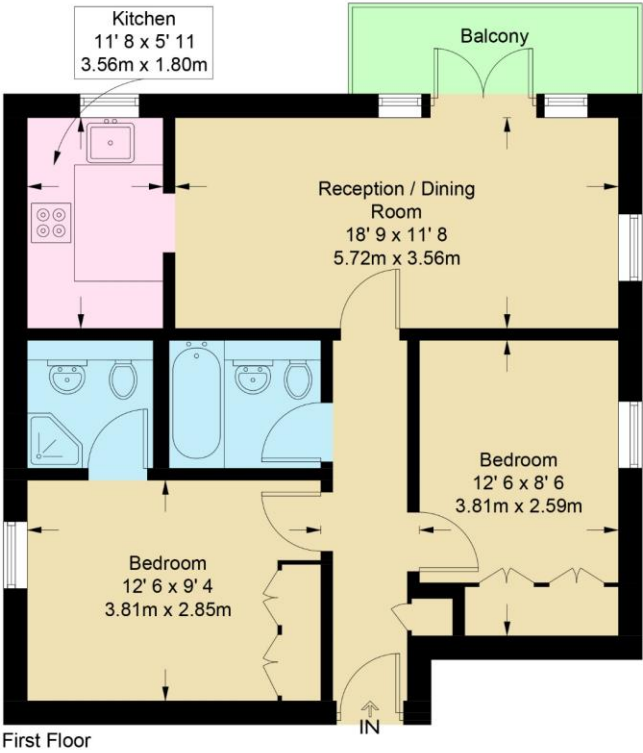
All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.  
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Ludo Building, 375 Earlsfield Road, London, SW18 3DG  
Gross Internal Area 596 sq ft, 55.4 m<sup>2</sup>

Ludo Building

Approximate Gross Internal Area = 596 sq ft / 55.4 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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