



A wonderful one bedroom flat in a sought-after location.

Lyford Road, London, SW18

Guide Price £399,950 Share of Freehold (Lease Expiry June 2999)

savills



Local Information

Lyford Road is a popular residential road close to Wandsworth Common and the excellent shops and restaurants on Bellevue Road, which includes the renowned Chez Bruce. There are many good schools in the area and transport is good either by bus or by train from Wandsworth Common (0.7 miles) or Earlsfield mainline station (0.8 miles).

About this property

Located on the first floor of a Victorian home is this fantastic one bedroom flat offering well-organised living and entertaining space.

Upon entering you are welcomed into a hallway which gives access to the modern bathroom to the left and further leads into the bright, open-plan kitchen/reception room. The 'U' shaped kitchen is fitted with wooden countertops and plenty of space for appliances such as an oven with gas hob and a space saving dishwasher.

The reception room enjoys wonderfully high ceilings as well as being fitted with light hardwood floors adding to the sense of space. Completing the property is the double bedroom to the rear featuring dual aspect windows and a floor to ceiling wardrobe.

Tenure

Share of Freehold (Lease Expiry June 2999)

Local Authority

Wandsworth

Council Tax

Band = B

Ground Rent

(No Ground Rent)

Service Charge

£1029 per annum (Reviewed annually)

Energy Performance

EPC Rating = C

Savills are unaware of any cladding issues.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

Telephone:

+44 (0) 20 8877 1222.



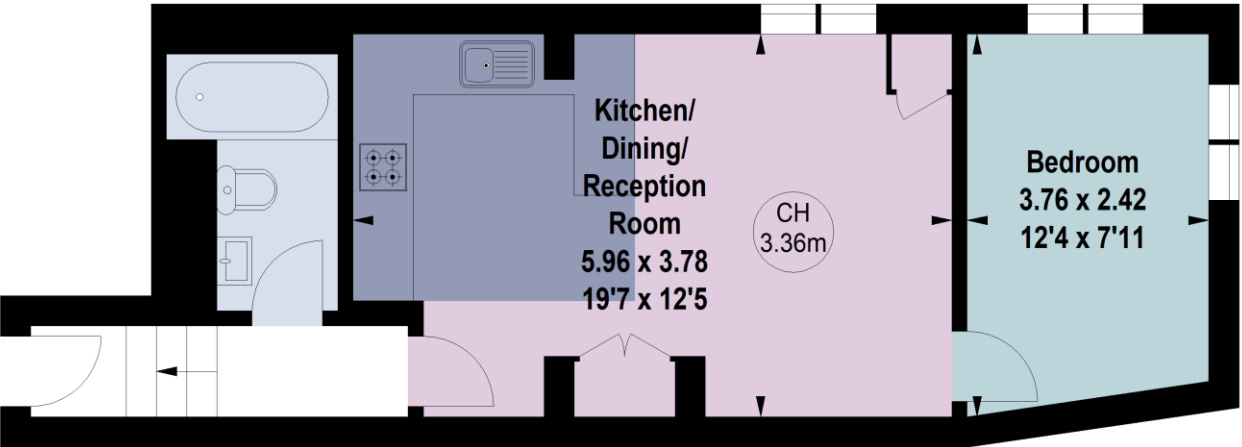
Lyford Road, London, SW18
Gross Area 432 sq ft, 40.13 m²

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Lyford Road, SW18
Gross internal area (approx) 40.13 sq m / 432 sq ft

Key :
CH - Ceiling Height



First Floor
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(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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