



A fantastic two bedroom garden flat in Earlsfield.

Quinton Street, London, SW18

OIEO £650,000 Leasehold





Ground floor of well-presented period building • Ideal location with access to the amenities of Garratt Lane • Two double bedrooms • Private garden ideal for entertaining • Light and airy throughout

### Local Information

Quinton Street is located just off Garratt Lane and is close to the local amenities that it has to offer.

Earlsfield Station, approximately 0.3 miles away is the nearest mainline station providing services into both Victoria and Waterloo.

Earlsfield provides a great selection of local shops, bars and restaurants with more extensive shopping facilities at Wandsworth Southside.

### About this property

Arranged over the ground floor of a well-presented period building in Earlsfield sits this brilliant two bedroom flat boasting 803 sq. ft. of living space and a spacious private garden.

As you enter the property you are welcomed to the right by the large reception which is bathed in natural light from two large windows and showcases alcove cupboards with shelving above and a decorative period fireplace.

Located in the centre of the property is the bathroom complete with a bath and overhead shower, and the two double bedrooms, the larger of which has two built-in storage units.

The hallway then leads into the light and airy open-plan kitchen/dining room which benefits from an abundance of space, wooden flooring and direct access to the private garden via beautiful French doors.

The garden has a patio as well as a grassed over area to the rear, large enough for outdoor furniture, making it an ideal space for entertaining and al fresco dining in the warmer months.

### Tenure

Leasehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

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

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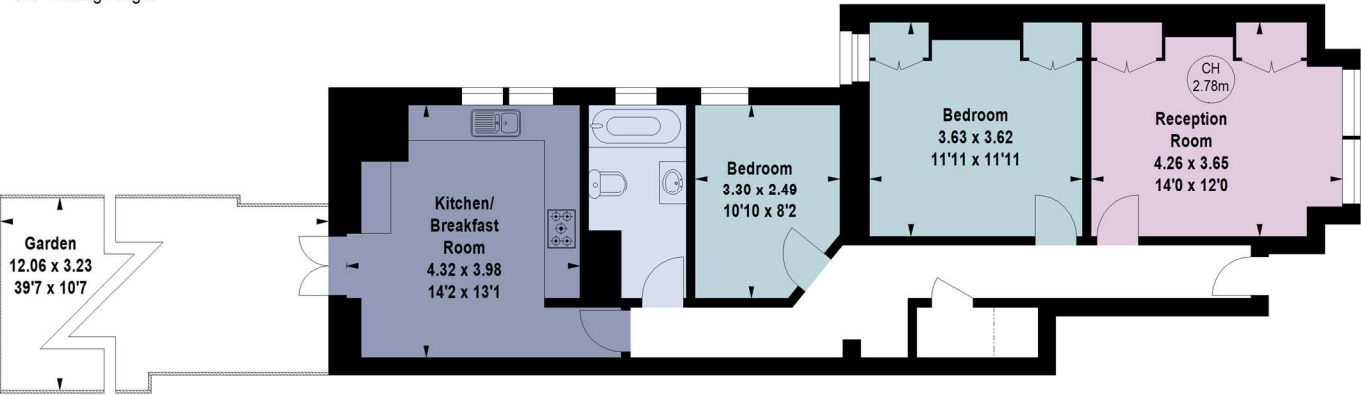





Quinton Street, London, SW18  
Gross Internal Area 803 sq ft, 74.6 m²

Quinton Street, SW18  
Gross internal area (approx) 74.60 sq m / 803 sq ft

Key :  
CH - Ceiling Height



Ground Floor  
For Identification Only. Not To Scale.  
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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>		
(55-68) <b>D</b>	66	78
(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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