



Beautifully presented two bedroom garden flat moments away from Wandsworth Common.

Earlsfield Road, London, SW18

savills



Local Information

Earlsfield Road runs from the green open space of Wandsworth Common to the excellent shops, wine bars and restaurants in Earlsfield. The large supermarkets of Waitrose and Sainsbury's, together with cinema complex and chain stores, are nearby at the Southside Centre. Transport links are excellent either by bus or train from Earlsfield mainline station.

About this property

Set back from the road is this beautifully finished, Victorian two bedroom flat with off-street parking located on the sought after Earlsfield Road.

Upon entering the property you are greeted with a quaint hallway which leads directly into the open plan kitchen/reception room. The room has been finished to an immaculate standard and benefits from plenty of natural lighting from the large bay window which is fitted with double glazed sash windows. The living area leads into the kitchen area at the back of the room, completed with a modern finish and integrated appliances including glass hob and oven as well as underfloor heating.

At the back of the property is the spacious principal bedroom complete with an abundance of storage in the built in wardrobes. The second bedroom is a lovely size for an at home office or guest room. Completing the property is the newly installed bright family bathroom fitted with bath shower. Finally, to the rear of the property is the beautiful, south facing, patio garden with greenery alongside

the pathway; a perfect setting for alfresco dining on those summer evenings.

It is of note that the boiler has been recently replaced.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

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

Telephone:

+44 (0) 20 8877 1222.





Earlsfield Road, London, SW18
Gross Internal Area 629 sq ft, 58.43 m²

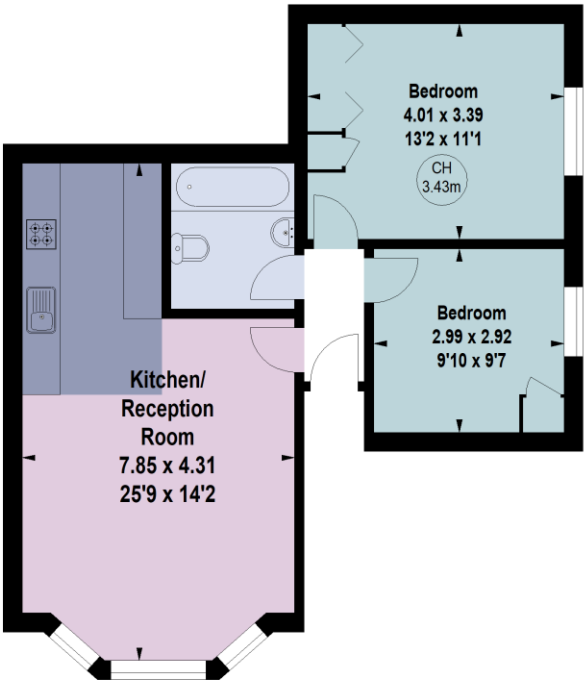
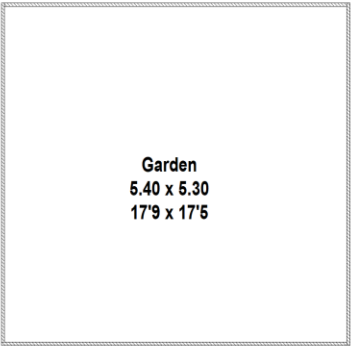
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Gross internal area (approx) 58.43 sq m / 629 sq ft


Key :
CH - Ceiling Height



Ground Floor

Ground 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		
(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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