



A perfect first time apartment between Southfields and Earlsfield stations

**Bodmin Street, Earlsfield, London, SW18**

Leasehold (160 years remaining)

savills

**Chain free • 160 years+ remaining on the lease • Perfect first time buy • Great location • Potential for off street parking**

#### **Local Information**

Bodmin Street is ideally positioned for Earlsfield, Southfields and Wimbledon Park which offer excellent transport links into central London. Earlsfield Station and Wimbledon Park are just 0.5 miles away and Southfields Underground District Line 0.7 miles away.

Source of distances: Google Pedometer  
All measurements are approximate

#### **About this property**

A wonderful opportunity to purchase this very well located ground floor flat with from its own private entrance.

Accommodation includes a spacious reception room, smart kitchen, bathroom and double bedroom. Further benefits include an allocated off-street parking space (via parking permit) and no onward chain.

Leasehold: approx. 160 years  
Service Charge: approx £1,200 per annum

#### **Tenure**

Leasehold(160 years remaining)

#### **Local Authority**

Wandsworth

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Wimbledon Office.  
Telephone: +44 (0) 20 8971 8111.





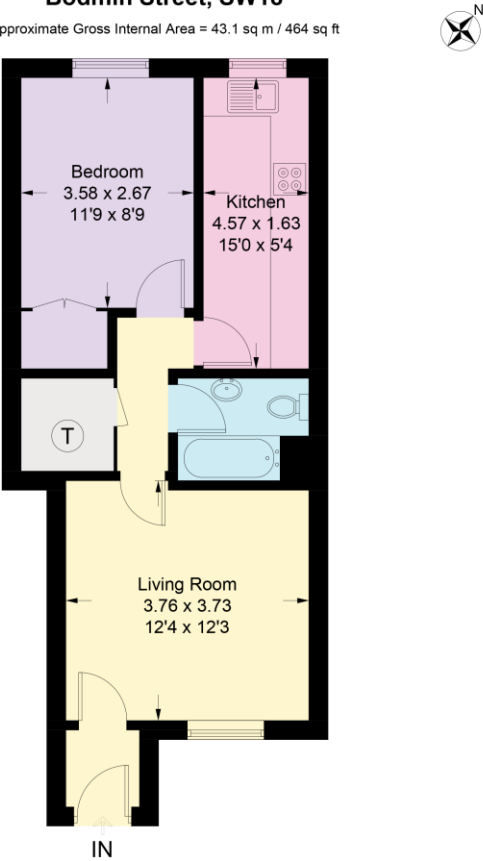


Bodmin Street, Earlsfield, London, SW18  
Gross Internal Area 464 sq ft, 43.1 m<sup>2</sup>

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Bodmin Street, SW18  
Approximate Gross Internal Area = 43.1 sq m / 464 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID668581)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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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