



Earlsfield Road, London **SW18**

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# Earlsfield Road

## London SW18

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Located on the first floor of a period conversion, this is a beautifully finished apartment that has been recently renovated.

The property features an open-plan kitchen/reception room with high ceilings and large windows, making the room bright and spacious. The dual-aspect kitchen has been recently upgraded, with plentiful storage and modern integrated appliances.



**Guide price:** £560,000

**Tenure:** Share of freehold plus leasehold, approximately 99 years remaining

**Local authority:** London Borough of Wandsworth

**Council tax band:** D



## Description

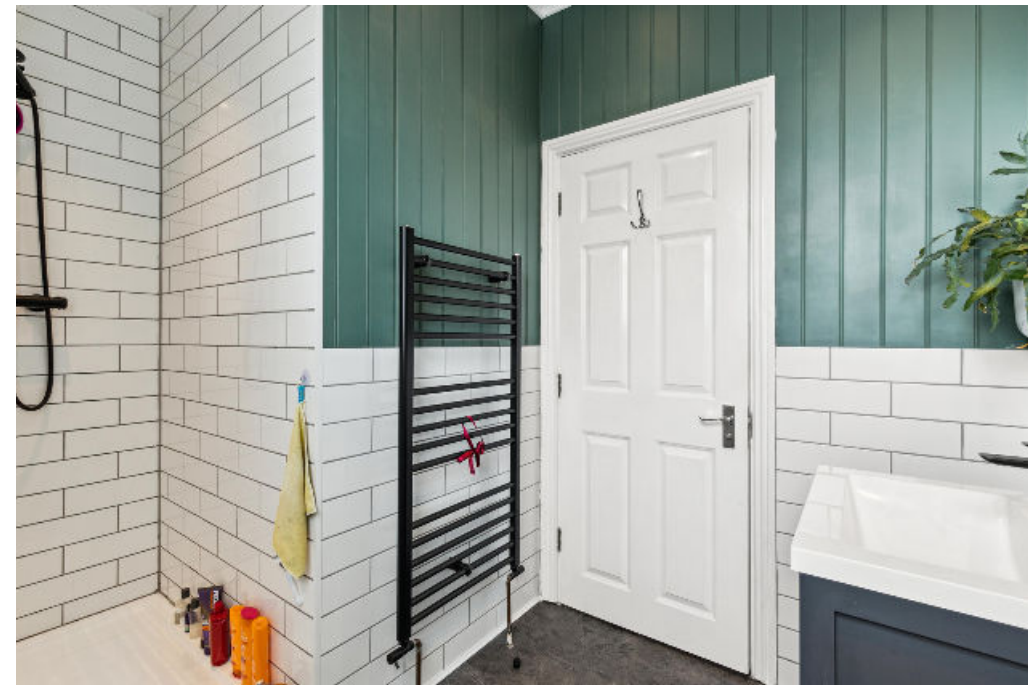
There are charming period features and wooden floors, and generous dining space. The larger of the 2 bedrooms offers built-in wardrobes and the second double bedroom has space for storage. The bathroom has modern fixtures and fittings, with a large walk-in rain shower. There is an additional loft space accessed via pull-down ladder on the landing, providing useful storage or space as an occasional bedroom/living space, with access to additional eaves storage. There is scope to further extend this, subject to the appropriate permissions.





## Location

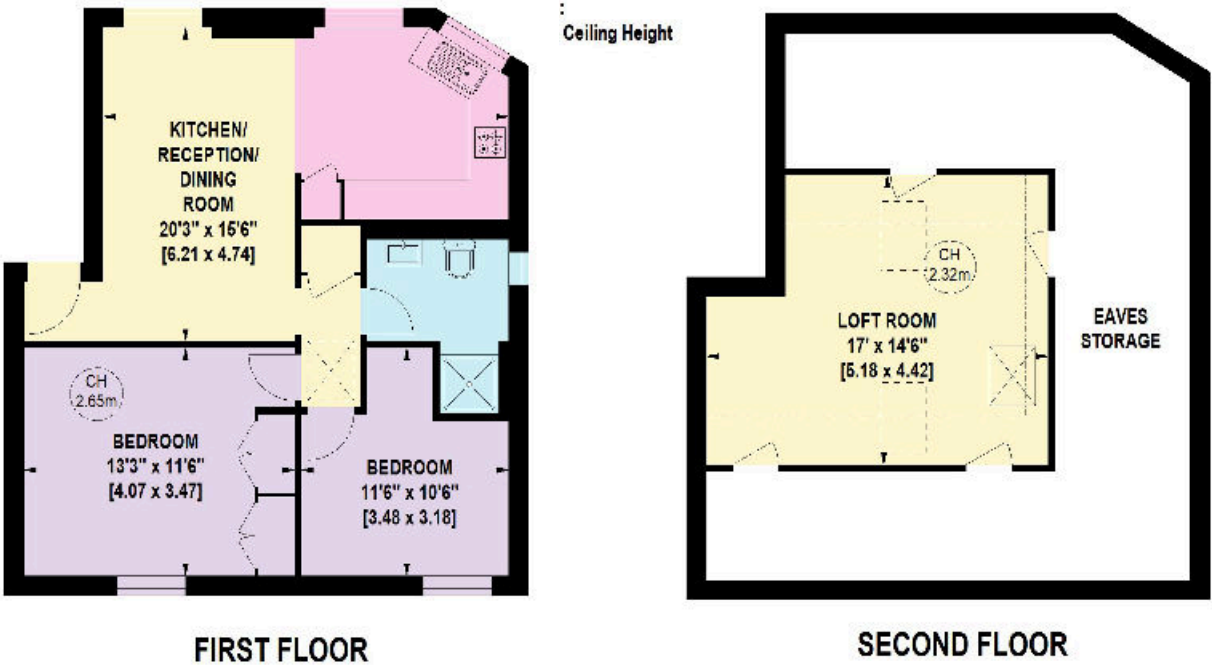
The property is situated approximately less than 200 metres from Earlsfield station, with regular trains going to Clapham Junction, Vauxhall and Waterloo (in 14 minutes) This home offers excellent access to Earlsfield High Street with the many wonderful restaurants, patisseries, gastro pubs/ bars and supermarkets - including the new Marks and Spencer a 3 minute walk away. King Georges Park is 0.3 miles away and Wandsworth Common and Wimbledon Park are both within a mile. Southside Shopping Centre is a mile away with an array of High Street stores, Waitrose, Sainsbury's, H&M, Uniqlo, a cinema complex and bowling alley.



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Approximate Gross Internal Area : 112.69 Sq. metres  
1213 Sq. feet  
Approximate Eaves Storage Area : 33.72 Sq. metres  
363 Sq. feet  
Approximate Loft Area : 22.02 Sq. metres  
237 Sq. feet



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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