



## QUINTON STREET, SW18 3QR

### Asking Price £635,000

We are pleased to offer a beautifully presented two double bedroom ground floor period maisonette with private garden on one of Earlsfield's most popular streets. The property comprises, in brief, two double bedrooms, reception room with bay window and fireplace, bathroom, kitchen/breakfast with plenty of space for a table and chairs and there is access to a private 40ft rear garden. In addition there is a 3m x 3m shed in the garden that has been converted into a home office and also doubles up as a bar. The property is within easy reach of all the amenities of Earlsfield including the mainline station. EPC rating D. Share Of Freehold. Please see the virtual tour provided <https://my.matterport.com/show/?m=8yCPyxFPMU9>

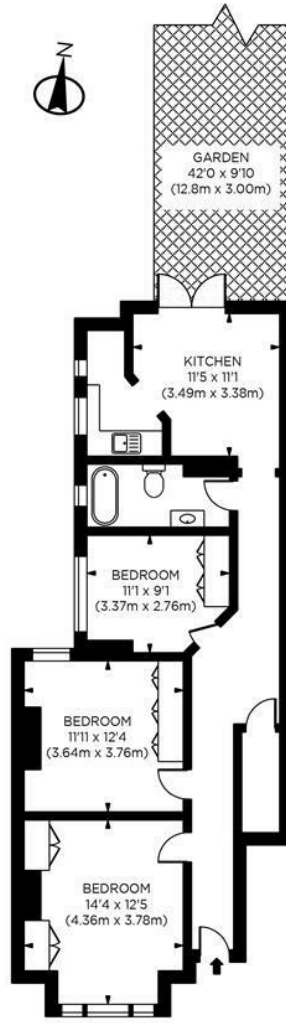


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458





GROUND FLOOR

Quinton Street, SW18

Gross Internal Area 872 sq ft/81 sq metres  
c.photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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