

WILLOW TREE CLOSE, SW18 3EL

Asking Price £330,000

We are delighted to offer to the market a well-presented one double bedroom ground-floor flat with a private rear garden. The accommodation comprises a rear 19ft reception /dining room with direct access to the private garden that measures 26ft x 17ft, a large double bedroom, a kitchen, and a shower room. In addition, there is some good storage, off street permit parking and the additional benefit of no onward chain. Willow Tree Close is a development situated just off Garratt Lane and enjoys the close proximity to all the amenities the Earlsfield area has to offer. It is within a few minutes' walk of both King George Park and the mainline station (4 minutes to Clapham Junction and 14 minutes to Waterloo). Planning has been approved for a M&S Simply Food on your walk to the station. Leasehold. EPC rating D. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=dQJZfw6aFg1>.

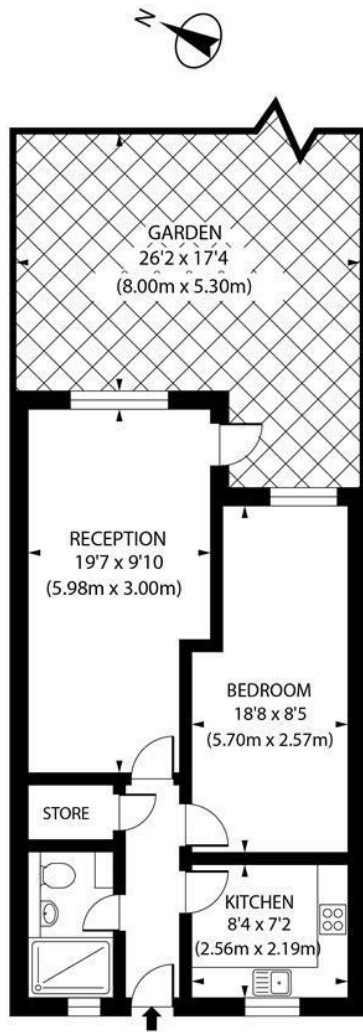


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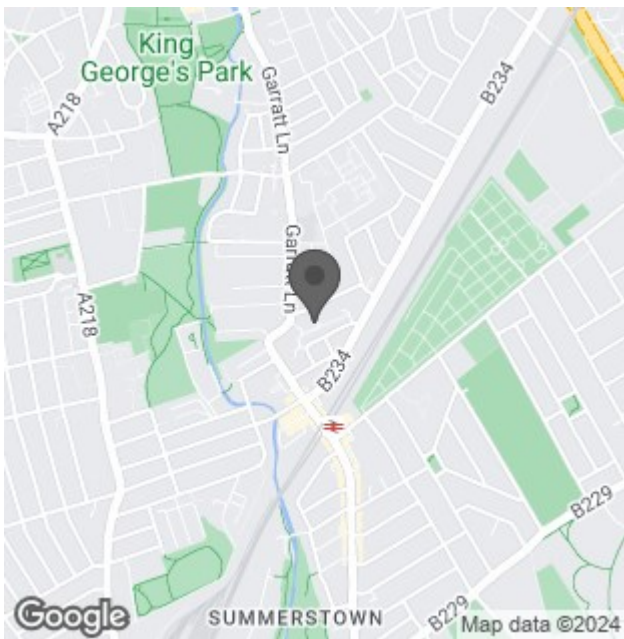
Registered in England & Wales No. 5585458





GROUND FLOOR

Willow Tree Close, SW18
 Gross Internal Area 505 sq ft/47 sq metres
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		67	79
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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