



## RAVENSBURY TERRACE, SW18 4SB

### Asking Price £675,000

Discover modern living in the heart of Earsfield with this exceptional 2-bedroom, 2-bathroom top-floor flat. Part of a newly built development just three years old, this property boasts unparalleled views of Wimbledon courts and beyond. Located in Zone 3, it provides ideal connectivity for young professionals and families, with swift access to Waterloo and the Victoria Line.

**Prime Location:** Enjoy the convenience of a 7-minute walk to Earsfield station and a 5-minute stroll to Marks & Spencer. The area's lively community offers an exciting nightlife, family-friendly venues, and abundant green spaces.

**Modern Living Space:** This property features two enclosed terrace balconies that receive plenty of sunlight, making them perfect for relaxation or entertaining guests. Thanks to its new build status, you'll benefit from incredibly low energy bills due to its efficient design.

**Interior Highlights:** The flat includes two spacious double bedrooms, each with built-in wardrobes. The master bedroom is complete with a luxurious ensuite bathroom, while the main bathroom showcases sleek, modern finishes. The contemporary kitchen is outfitted with high-end Bosch appliances, ideal for those who love to cook. Floor-to-ceiling windows in every room flood the flat with natural light and offer spectacular views.

**Additional Benefits:** Enjoy peace of mind with 7 years remaining on the home builder warranty. The property comes with low ground rent of just £1 and reasonable service charges of approximately £2000 annually.

**Important Details:** Leasehold. EPC Rating: B. Council Tax Band: E.

Arrange a viewing today and embrace the perfect blend of comfort, convenience, and style that this Earsfield gem has to offer.

Please see the virtual tour provided: <https://my.matterport.com/show/?m=BHwtWwXXyV>.



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Earsfield & Wandsworth Office

344 Garratt Lane

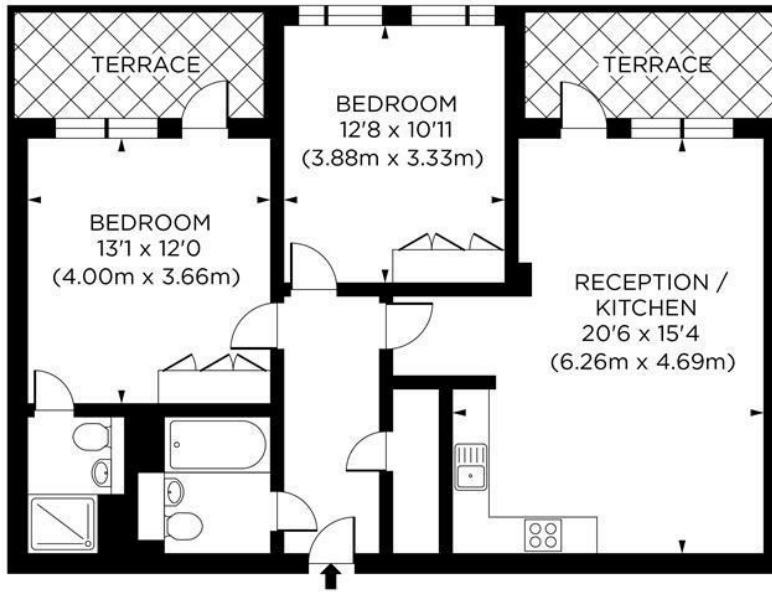
Earsfield, London SW18 4EL

T: 020 8875 9200

earsfield@maalems.co.uk

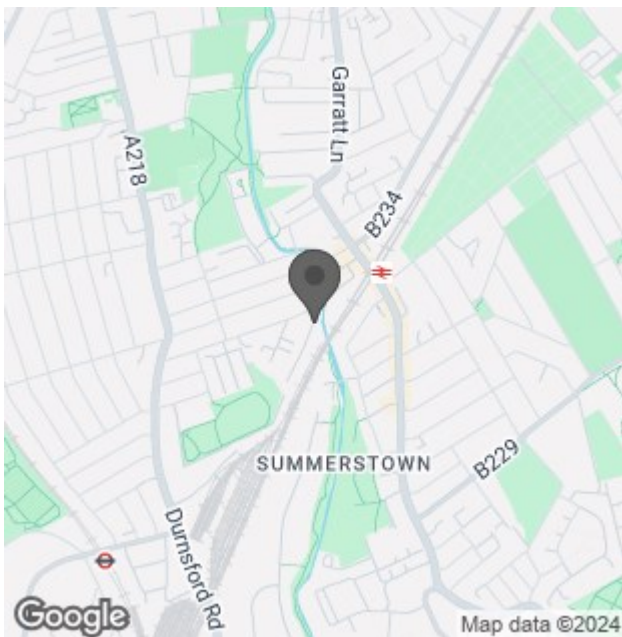
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FIFTH FLOOR

Ravensbury Terrace, SW18  
 Gross Internal Area 807 sq ft/75 sq metres  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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 earlsfield@maalems.co.uk  
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