

**Earlsfield Road
Earlsfield, SW18 3DX**

Offers In Excess Of £425,000 Leasehold



A charming two double bedroom, two bathroom conversion flat located in a highly sought after area close to both Earlsfield Mainline Station and great amenities which include pubs, bars and restaurants. Comprising of an open plan modern fitted kitchen/living room, two double bedrooms, two bathrooms and no onward chain making it ideal for the first time buyer looking to be in a great area for socialising.



- Two Double Bedrooms
- Open Plan Living
- Two Bathrooms
- Close To Station
- Long Lease
- No Onward Chain
- EPC Rating : C
- Wandsworth Council Tax Band : C
- Lease : 999 Years From 24 June 1985
- Ground Rents (Per Annum) : £200. Service Charges (Per Annum) : £300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

