



AUGUSTUS ROAD, SW19 6LW

Asking Price £325,000

Welcome to this spacious flat located on Augustus Road in Southfields! This property boasts a reception room, kitchen, one spacious bedroom, and a bathroom. The property also benefits from a private balcony and no onward chain. Situated in a prime location in SW19, this flat offers easy access to local amenities, trendy cafes, and beautiful parks for leisurely strolls. Whether you're a young professional looking for a stylish pad or a couple seeking a convenient home, this property has the potential to meet your needs. Leasehold. EPC rating D. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=9ppqvRR1RdRE>.

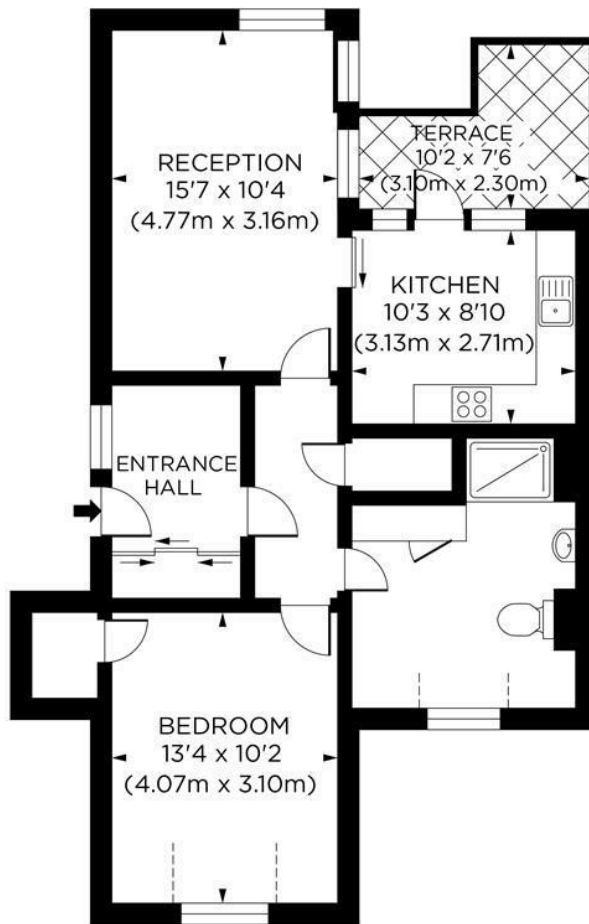


www.maalems.co.uk

Earsfield & Wandsworth Office
344 Garratt Lane
Earsfield, London SW18 4EL
T: 020 8875 9200
earsfield@maalems.co.uk

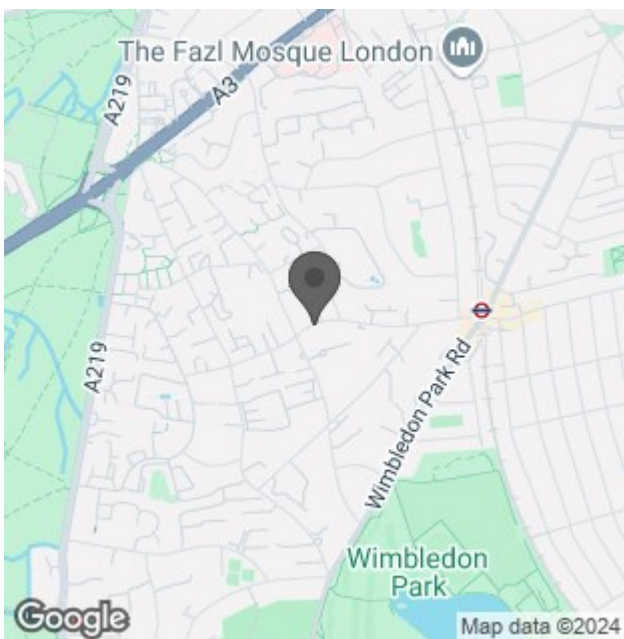
Registered in England & Wales No. 5585458





THIRD FLOOR

Augustus Road, SW19
 Gross Internal Area 667 sq ft/62 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		60	65
(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 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:



www.maalems.co.uk
 Earsfield & Wandsworth Office
 344 Garratt Lane
 Earsfield, London SW18 4EL
 T: 020 8875 9200
 earsfield@maalems.co.uk
 Registered in England & Wales No. 5595458