



## BARNFIELD CLOSE, SW17 0AU

### Offers Over £400,000

We are delighted to offer a beautifully presented two-bedroom, ground-floor apartment. The property is set within a small modern development and is finished to a high standard throughout. It also benefits from allocated parking, well-maintained communal gardens, and no onward chain. The property comprises, in brief, two bedrooms, a smart kitchen, bathroom, and a good-sized reception room with direct access through French doors to the communal garden. This location is very well served by excellent transport links (Earlsfield Station and Tooting Broadway Underground) and the local amenities, all within close proximity of the property. Leasehold. EPC rating C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=49vTunQBKek>.

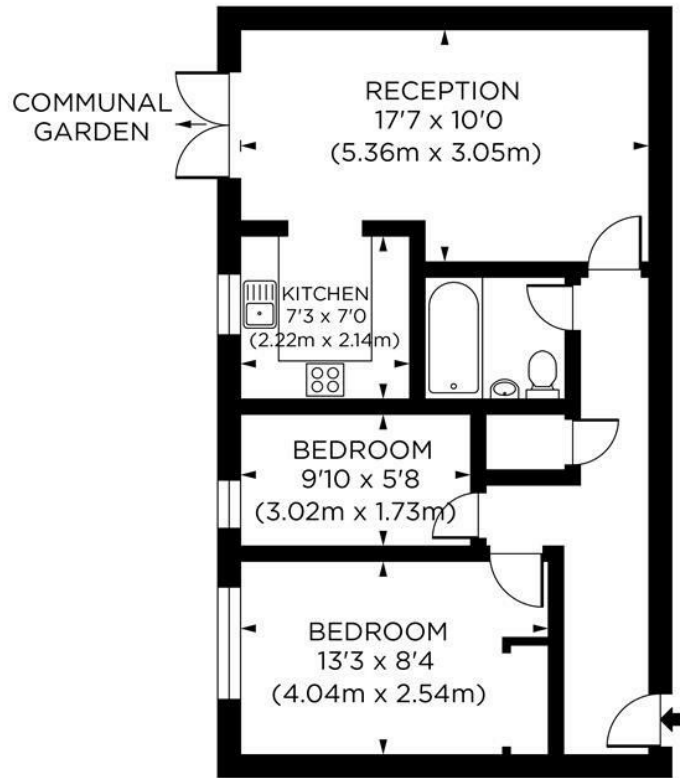


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458





GROUND FLOOR

Barnfield Close, SW17  
 Gross Internal Area 549 sq ft/51 sq metres  
 ©photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	76
(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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