



ATHELDENE ROAD, SW18 3BN

Asking Price £575,000

We are delighted to offer a beautifully-presented two double bedroom period conversion which is well positioned for the local amenities of Earlsfield and Wandsworth and the popular restaurants and bars the areas have to offer. Earlsfield Mainline Station is also within easy reach. The accommodation comprises, two double bedrooms, smart bathroom, and a good sized open plan kitchen/reception room. There is no onward chain. Leasehold (new 125 year lease). EPC rating C. Council Tax Band D.

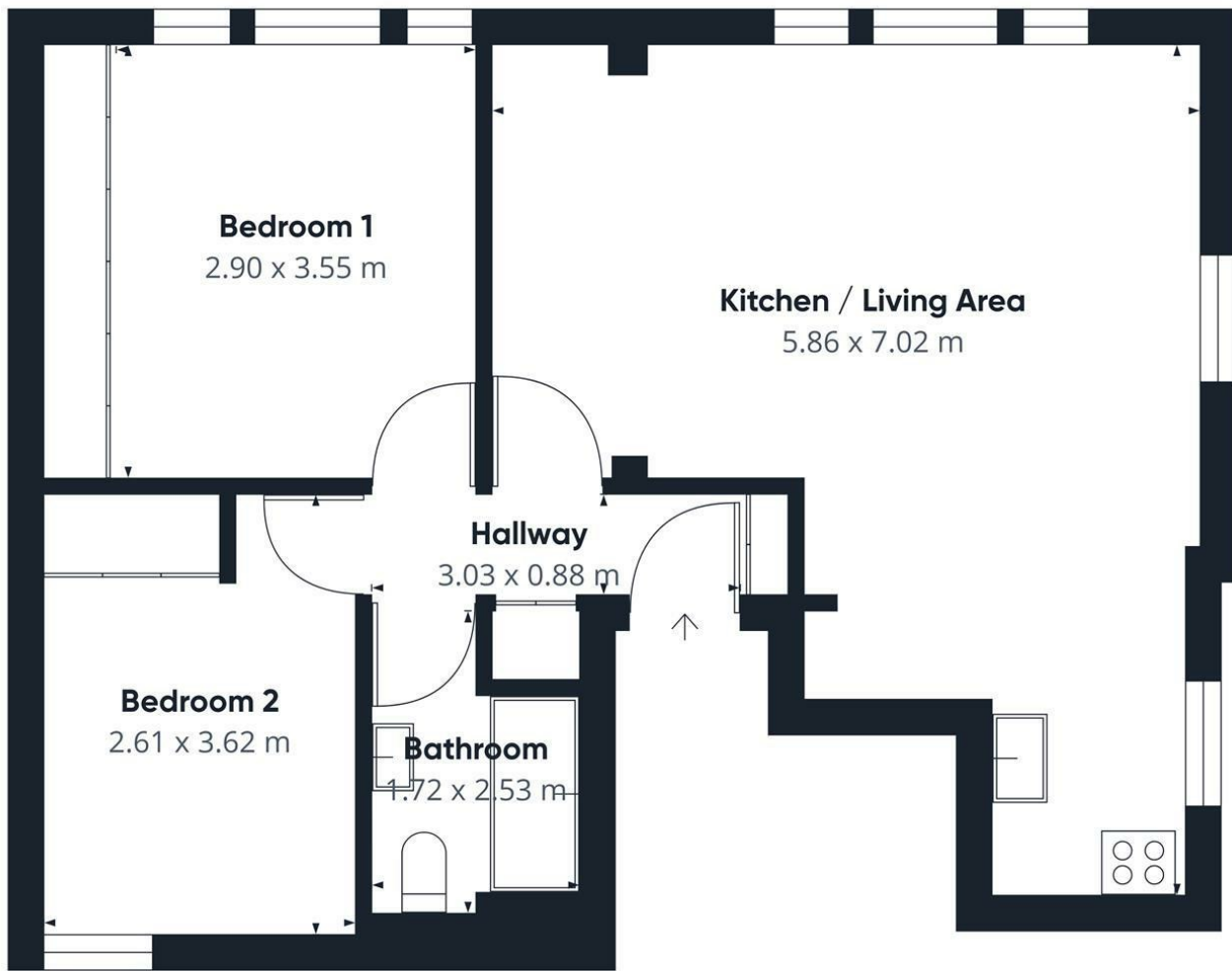


www.maalems.co.uk

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Registered in England & Wales No. 5585458



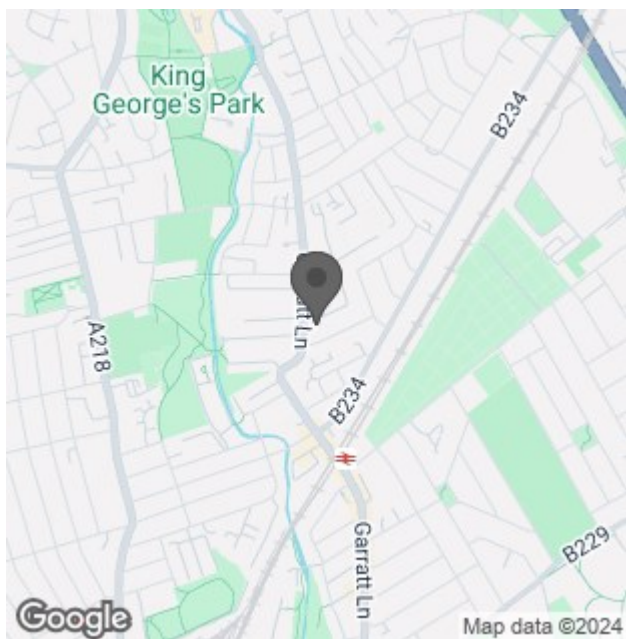


Approximate total area⁽¹⁾
60.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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