



## WINFRITH ROAD, SW18 3BE

### Asking Price £575,000

We are delighted to offer this charming two-bedroom, first-floor period conversion to the market. The property benefits from access to a loft, which offers the potential to be converted to provide additional accommodation, as well as the possibility of a roof terrace (subject to planning permission). The current layout comprises a spacious front reception room, two bedrooms, a newly fitted bathroom, and a modern kitchen. Located on a popular road, the property is within easy reach of all the local amenities that the Earlsfield area has to offer. Additionally, there is no onward chain, and the flat comes with a Share of Freehold. Council Tax Band D. EPC Rating E.

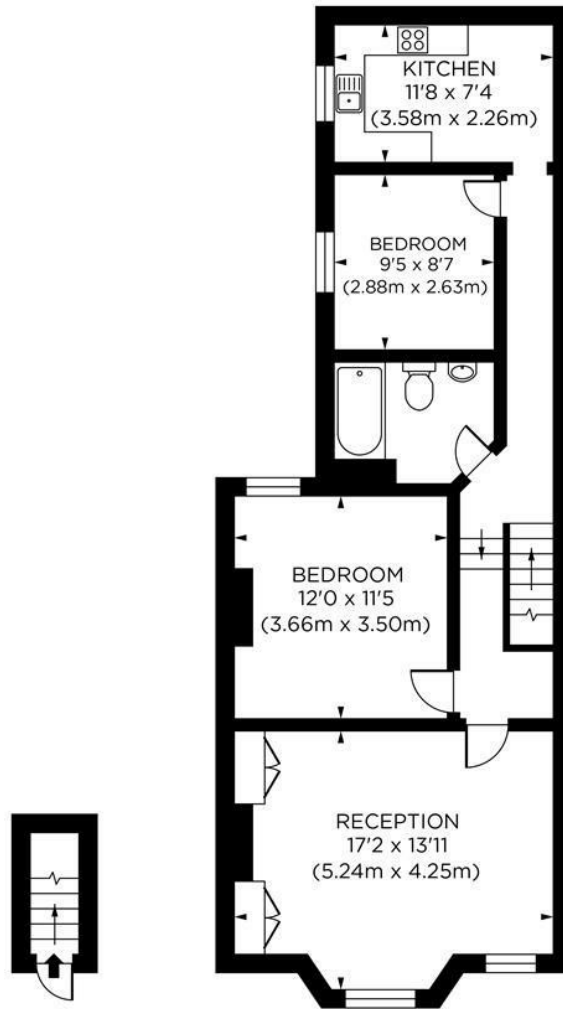


[www.maalems.co.uk](http://www.maalems.co.uk)

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Registered in England & Wales No. 5585458

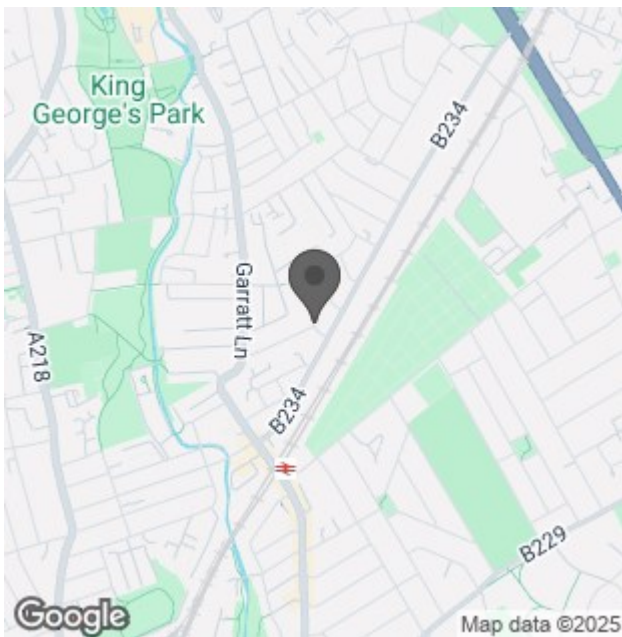




GROUND FLOOR

FIRST FLOOR

Winfrith Road, SW18  
 Gross Internal Area 753 sq ft/70 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   |  | 51                      | 59        |
| (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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