



EARDLEY ROAD, SW16 6DA

Asking Price £600,000

We are delighted to bring to market this stylish and modern ground-floor, three-bedroom, two-bathroom period flat with a private garden. This beautifully designed property features a spacious, open-plan kitchen and living room, complete with an exposed brick feature wall and sliding doors that open onto a large, low-maintenance turfed garden. All three bedrooms are generous doubles, with the master bedroom offering fitted wardrobes and an en-suite bathroom. The property boasts underfloor heating throughout, a separate laundry cupboard in the hallway, and smart control functionality for both lighting and heating. Additional storage is available in the loft. Streatham and Streatham Common stations are both a convenient 10-minute walk away, as are the green expanses of Tooting Bec and Streatham Commons. In addition there is a small amount of loft storage above the main bathroom and no onward chain. Leasehold. EPC Rating B. Please see the virtual tour provided <https://my.matterport.com/show/?m=LBQ2rCx3K3b>.

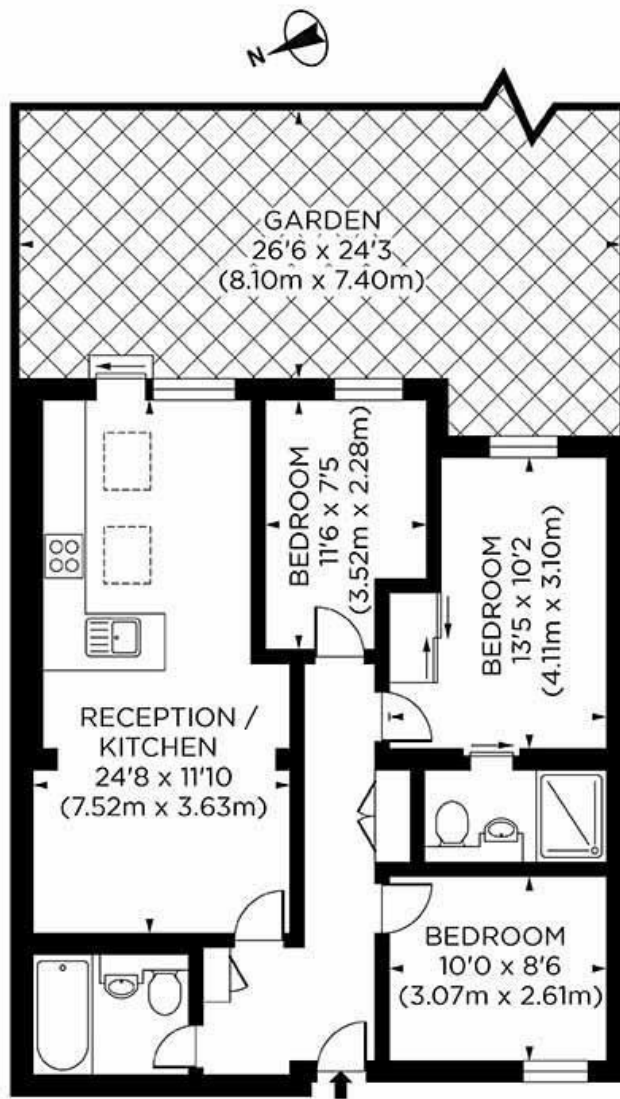


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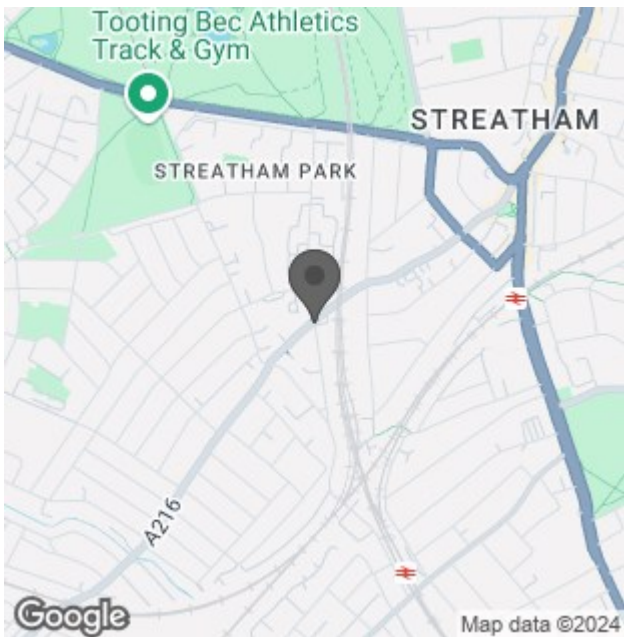
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GROUND FLOOR

Eardley Road, S1
Gross Internal Area 786 sq ft/73 sq metres
c.photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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