



**PETRAS
PROPERTY**



54 Littleton Street, London, SW18 3SY

Asking price £1,300,000

An attractive and well proportioned Victorian family house located on this desirable street in central Earlsfield. The house has been fully extended and would suit a growing family perfectly.

Downstairs, you have a double reception room to the front which flows into a relaxed eat-in kitchen. There is a lovely, quiet and private garden with a large shed/working space to the rear. Also on the ground floor you have a W.C. Upstairs, the house offers a versatile five bedroom/ two bathroom layout for family/home working.

Littleton Street is a quiet street, located off Garratt Lane close to all the local amenities, cafes and restaurants. The property is in close proximity to the Ofsted rated 'Outstanding' Earlsfield Primary School, as well as Beatrix Potter Primary School. Earlsfield Mainline Station is a short walk away with its excellent connections to Clapham Junction, Vauxhall (Victoria line) and Waterloo.

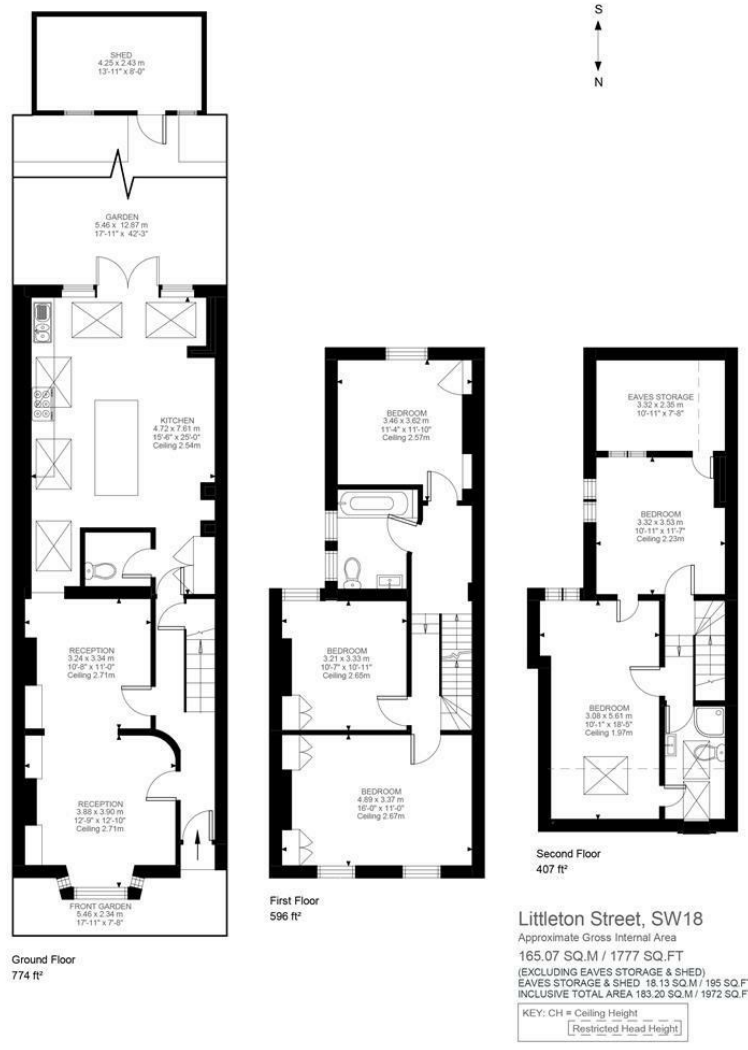


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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 (CO₂) Rating			
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	

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