



## TRANMERE ROAD, SW18 3QP

### Asking Price £475,000

A one-bedroom first-floor period conversion that has the loft demised within the shared freehold and has the potential to create two further bedrooms, a shower room, and a private roof terrace, all subject to planning. The property comprises at the moment a large front reception room, double bedroom, bathroom, separate WC, and a kitchen/breakfast room. There is no onward chain. Share of Freehold. EPC rating D.



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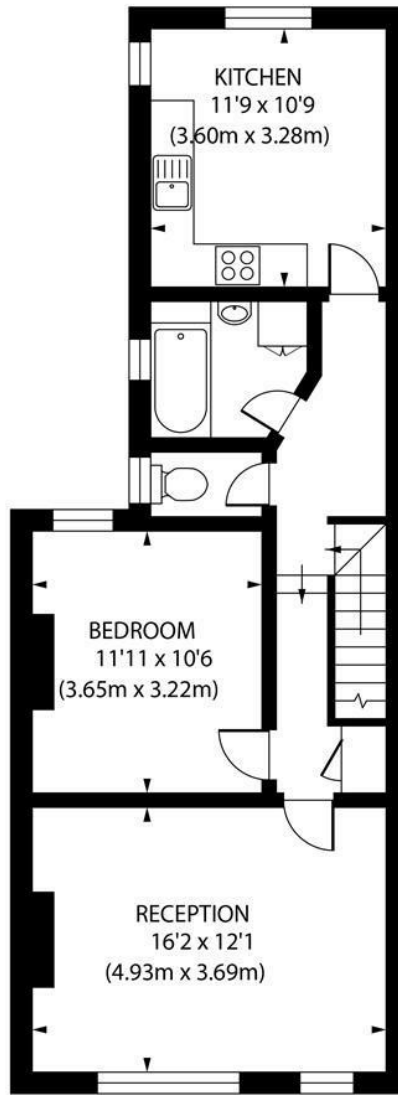
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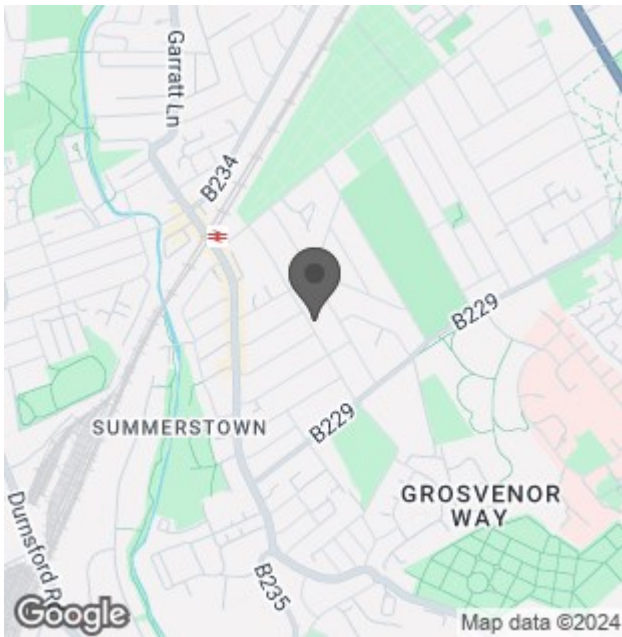


GROUND FLOOR



FIRST FLOOR

Tranmere Road, SW18  
 Gross Internal Area 657 sq ft/61 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		64	67
(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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