



## 13A Quinton Street, London, SW18 3QR

### Asking price £650,000

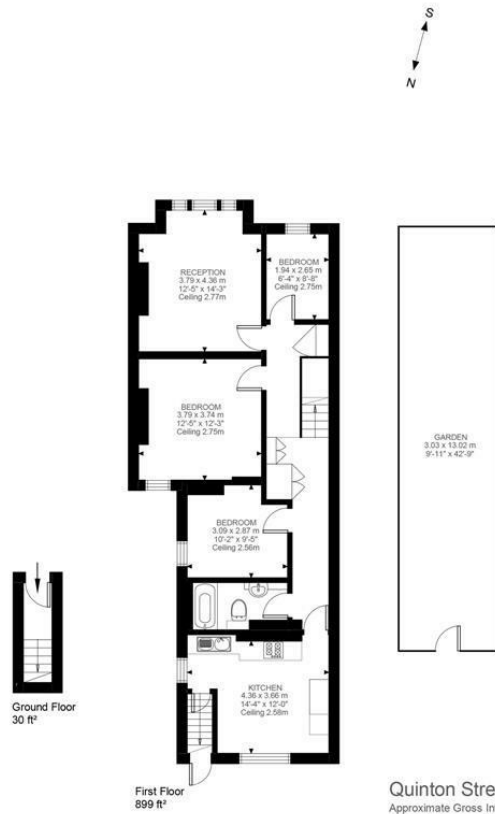
A fantastic opportunity to purchase this first floor three bedroom maisonette with separate reception room, kitchen/dining room and a private garden. The property has been newly decorated and is ready to move into but also has scope to extend into the loft, subject to relevant planning permissions.

As you enter the property, you have a nice wide entrance hall. On the first floor, there is a large bright reception room, three bedrooms (2 doubles and a single), a bathroom and a kitchen/breakfast room which has internal stairs down to the garden.

Quinton Street is a popular road within a short walk of Earlsfield mainline station with frequent services to Waterloo and only one stop to Wimbledon and the District Line tube. Major bus routes are also close by. The immediate area offers a wide choice of bars, restaurants and local shops, with more extensive shopping and leisure facilities, including several gyms and a multiplex cinema, available in nearby Wandsworth.

This flat is offered to the market with no onward chain.

Tenure: Share of Freehold



Quinton Street, SW18  
 Approximate Gross Internal Area  
 86.32 SQ.M / 929 SQ.FT

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.