



**PETRAS  
PROPERTY**



## **11 Squarey Street, London, SW17 0AB**

### **£950,000**

An extended and wonderfully light mid-terrace four bedroom family house with a well thought out layout.

The house offers great flowing family space on the ground floor leading out to a maintenance free patio garden, via a well equipped eat-in kitchen. There is double reception room with wooden floors and a useful cloakroom off the entrance hall. On the first floor, there are three good sized double bedrooms and a family bathroom. On the top floor, there is a further double bedroom which is wonderfully light and spacious. There is also a further bathroom with separate shower and bath.

Squarey Street sits in a small collection of three streets tucked away off Garratt Lane moments from the green spaces Garratt Green. The property is approx 0.7 miles from Tooting Broadway underground station on the Northern Line and 0.8 miles to Earlsfield Train Station with trains in to Waterloo. The house is conveniently located for all the shops, bars and other amenities of both Earlsfield and Tooting as well as the Ofsted Outstanding Magdalen Nursery (The Grove).

Photos used for marketing here are from July 2020.

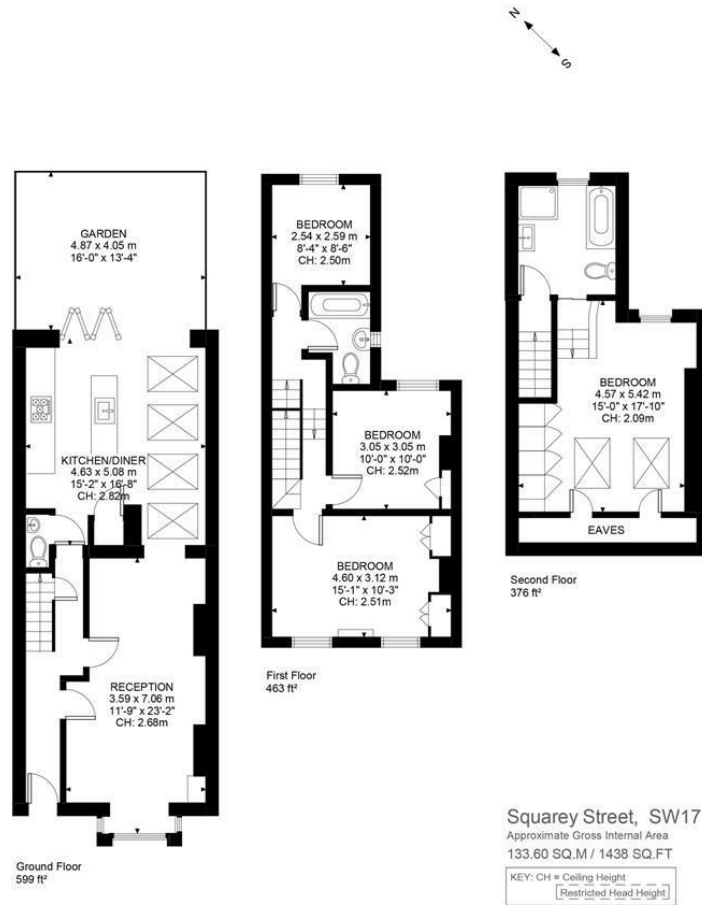


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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		50	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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