



**PETRAS
PROPERTY**

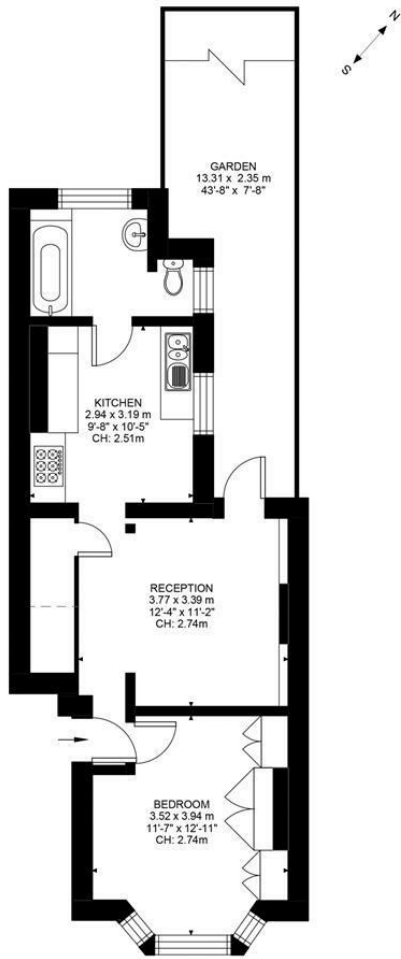


16 Thorndean Street, London, SW18 4HE **Offers in excess of £450,000**

A charming and quietly located one bedroom garden flat in the heart of Earlsfield.

Thorndean Street is situated a few minutes walk from Earlsfield Mainline Station and all of the amenities on Garratt Lane.

The property is offered to the market chain free and would make an ideal first time purchase, investment or London pied a terre.



Ground Floor
487 ft²

Thordean Street, SW18
Approximate Gross Internal Area
45.24 SQ.M / 487 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

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 | 59 | 71 |
| (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 | | |

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