



**PETRAS  
PROPERTY**



## **6 Townsend Mews, London, SW18 3QD**

### **Asking price £610,000**

A charming, two bedroom house situated within this quiet, gated mews moments from Earlsfield Station.

The house has a well designed and tastefully decorated interior as well as great light and character. It is arranged over two floors with two bedrooms and a spacious central kitchen/reception space and the addition of a conservatory. The house also benefits from off-street parking, a private garden and a downstairs cloakroom.

Townsend Mews is incredibly well located just a short walk from Earlsfield Overground Station (Direct to Clapham Junction, Vauxhall and Waterloo) and all the local amenities. The green spaces of Wandsworth Common and Garratt Park are also close by. There are numerous excellent schools in close proximity to the house including the Ofsted outstanding Earlsfield Primary School which is in the catchment area.

This house is Freehold and chain free.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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