



**PETRAS
PROPERTY**



50 Burr Road, London, SW18 4SS

Guide price £495,000

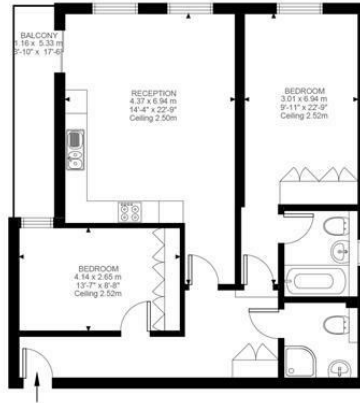
A fabulous two bedroom, first floor flat located within this quiet and well positioned development.

The flat has an excellent layout with two good sized bedrooms, two bathrooms (one ensuite) and a lovely open plan kitchen/reception room with balcony. The property also benefits from an allocated car parking space (undercover), a lift, a communal roof terrace and bike storage.

Burr Road is located moments from the green spaces of King George's Park and is within a short walk of both Earlsfield Station and Southfields underground Station.

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

Tenure: Leasehold



First Floor
810 ft²

Burr Road, SW18
Approximate Gross Internal Area
75.28 SQ.M / 810 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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