



**PETRAS  
PROPERTY**



## **Flat 8, 50 Burr Road, London, SW18 4SS**

### **Guide price £495,000**

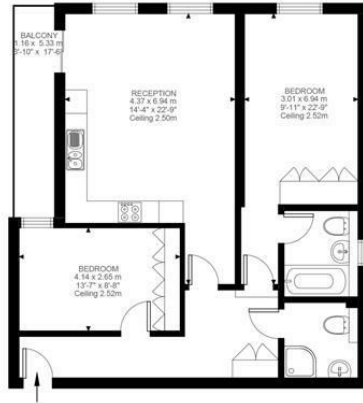
A fabulous two bedroom, first floor flat located within this quiet and well positioned development.

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 ft<sup>2</sup>

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) <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	

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