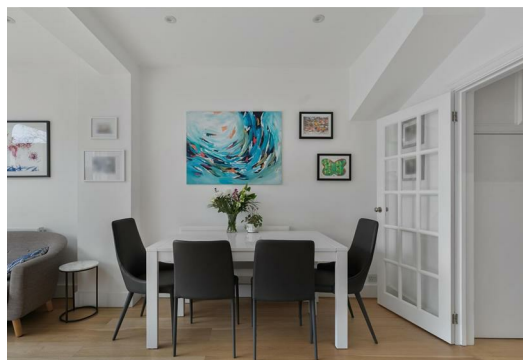




**PETRAS  
PROPERTY**



## **187 Magdalen Road, London, SW18 3PB**

### **Guide price £1,275,000**

A superbly finished and fully extended four bedroom terraced house on this prime road in Earlsfield.

As you enter the property, you are welcomed by a wide hallway which leads in to the front reception room with wood burner. There is a lovely light kitchen/breakfast room to the rear which opens up to a fabulous south facing garden. There is also a utility space leading from the kitchen and a W.C which is accessed via the hallway. There is also understairs storage.

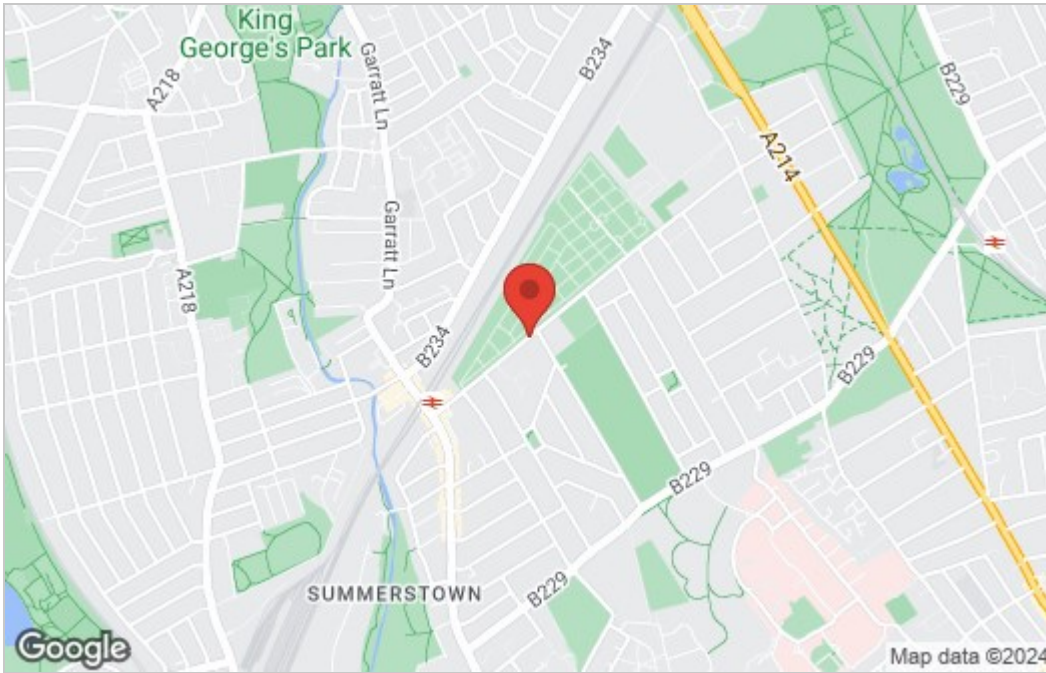
On the first floor, there are two good sized double bedrooms and a further single bedroom which are served by a nicely finished family bathroom. In the loft, there is the fabulous master bedroom with good head height, built in cupboards and eaves storage. There is also an ensuite bathroom.

There is also additional garden space at the front of the property obscured by the hedge which is perfect for a storage unit/shed.

Magdalen Road is a wide tree lined street running East to West from Wandsworth Common to Earlsfield. The house is extremely convenient for Earlsfield Overground Train Station and all the bars, shops, cafes and other amenities of Garratt Lane. Earlsfield Primary School and Beatrix Potter Primary School are both within a short walk of the house. The green spaces of Wandsworth Common are also close by.



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			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.