



**PETRAS
PROPERTY**



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

Guide price £495,000

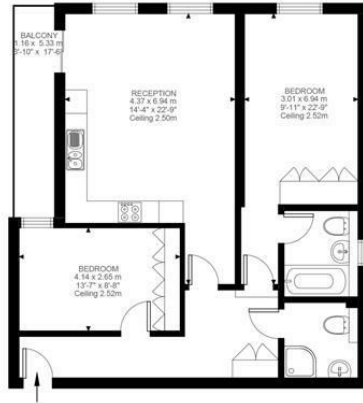
A fabulous two bedroom, first floor flat located within this quiet and well positioned development.

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 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	

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.