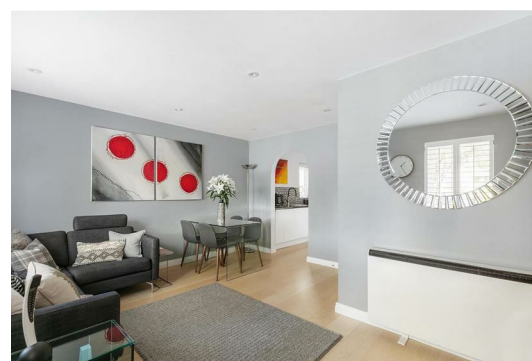




PETRAS  
PROPERTY



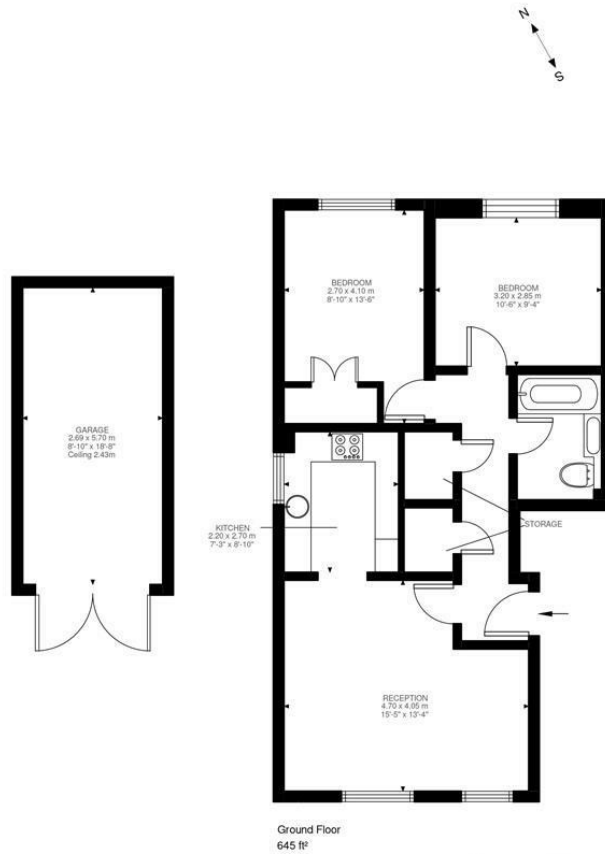
## 23 Hopwood Close, London, SW17 0AG

### Asking price £500,000

This beautifully presented two bedroom flat comes complete with its own PRIVATE GARAGE and forms part of a quiet development situated between Earlsfield overground station and Tooting Broadway underground station.

This fabulous ground floor property has the benefit of peaceful, secluded communal gardens as well as being a short walk from Garratt Green, Garratt Park, the new Springfield Park and Wandsworth Common. Garratt Lane with its variety of independent shops, bars and restaurants is close by. There are numerous bus routes on Garratt Lane in both directions.

The garage is located adjacent to the flat which could equally offer wonderful storage or be rented out to provide an additional income. This flat is in immaculate condition with nothing needing to be done so would make an ideal home or a very straight forward rental investment.



Hopwood Close, SW17  
 Approximate Gross Internal Area  
 59.95 SQ.M / 645 SQ.FT  
 (EXCLUDING GARAGE)  
 GARAGE 15.34 SQ.M / 165 SQ.FT  
 INCLUSIVE TOTAL AREA 75.29 SQ.M / 810 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

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			76
(55-68) D	57		
(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.