



**PETRAS  
PROPERTY**



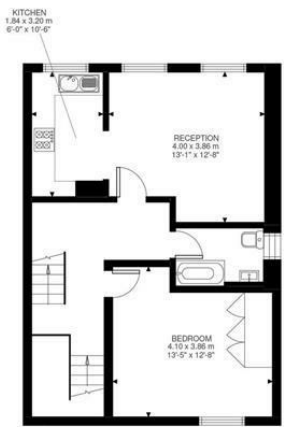
## **62b Burntwood Lane, London, SW17 0JZ £550,000**

A well proportioned and spacious split level two bedroom flat located on this popular road in Earlsfield.

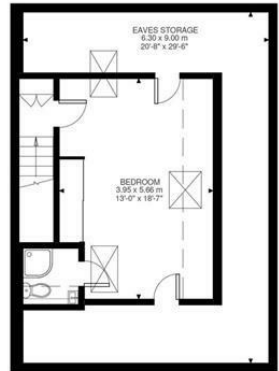
The flat has a well decorated interior and a great feeling of space. It is arranged over the first and second floors with a first floor reception room with feature fireplace and a separate, well fitted kitchen. There are two light and spacious double bedrooms including an unusually large master bedroom in the loft with shower room as well as a family bathroom. There is also extensive eaves storage.

Burntwood Lane runs off Garratt Lane and is close to the many excellent shops, cafes and restaurants in Earlsfield as well as those in the Southside Centre. Transport is good with both Earlsfield and Wandsworth Common mainline stations nearby. Tooting Broadway is also a short bus ride away with access to the underground station in to Central London. The flat is close to the green spaces of Garratt Park, Garratt Green, Springfield and Wandsworth Common.

The flat comes to the market chain free and is share of freehold.



First Floor  
581 ft<sup>2</sup>



Second Floor  
306 ft<sup>2</sup>



Entrance To First Floor  
28 ft<sup>2</sup>

Burntwood Lane, SW17  
 Approximate Gross Internal Area  
 84.97 SQ.M / 915 SQ.FT  
 (EXCLUDING EAVES STORAGE)  
 EAVES STORAGE 29.21 SQ.M / 314 SQ.FT  
 INCLUSIVE TOTAL AREA 114.18 SQ.M / 1229 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			69
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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