



**PETRAS  
PROPERTY**



## **62b Burntwood Lane, London, SW17 0JZ**

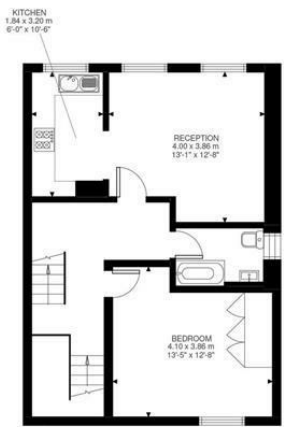
### **£550,000**

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

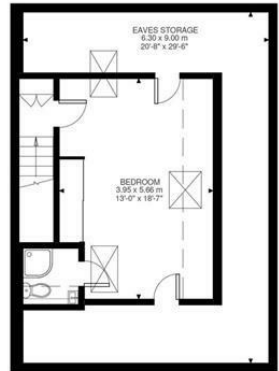
The flat was recently refurbished and decorated throughout and offers a great feeling of light and space with its traditional sash windows. It is arranged over the first and second floors providing a first floor reception room with feature fireplace and a separate, well fitted kitchen and family bathroom. There are two light and spacious double bedrooms including an unusually large master bedroom set on its own floor with ensuite and 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 property comes to the market chain free and is share of freehold with a recently extended 999 years lease. This flat makes for an excellent residential or rental investment property.



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	

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.