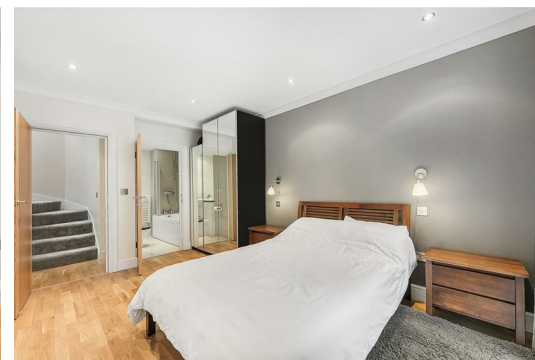




**PETRAS  
PROPERTY**



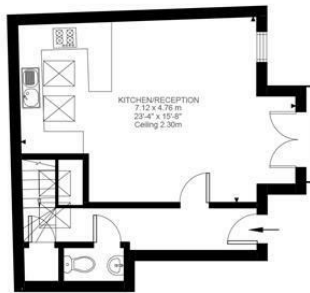
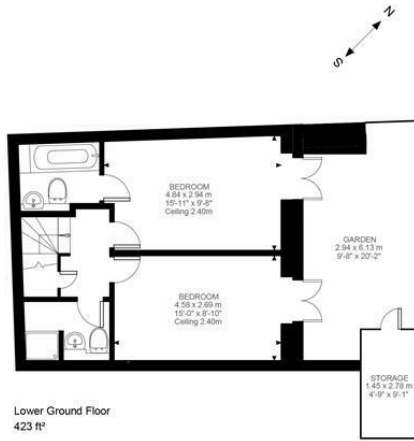
## **20 Aspley Road, London, SW18 2DB Offers in excess of £650,000**

A beautifully presented garden flat, quietly positioned close to the amenities of Garratt Lane and Wandsworth Town. The building is nicely set back from the street and has its own private entrance.

There is a super, bright reception room with open plan kitchen area on the raised ground floor plus a useful cloakroom. Downstairs, the flat has two double bedrooms each served by a bathroom. Leading from both bedrooms, there is a lovely, private garden.

Aspley Road is a popular residential road, situated close to Wandsworth Town station which provides the nearest mainline trainline with services into Waterloo. The area is well known for the excellent recreational facilities of Wandsworth Common and benefits from a wide selection of local shops, bars, restaurants on Garratt Lane and Southside shopping centre.

This property is offered to the market chain free and is leasehold.



Aspley Road, SW18  
Approximate Gross Internal Area  
79.29 SQ.M / 854 SQ.FT  
(EXCLUDING STORAGE)  
STORAGE 4.03 SQ.M / 43 SQ.FT  
INCLUSIVE TOTAL AREA 83.32 SQ.M / 897 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		78	81
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.