



**PETRAS
PROPERTY**



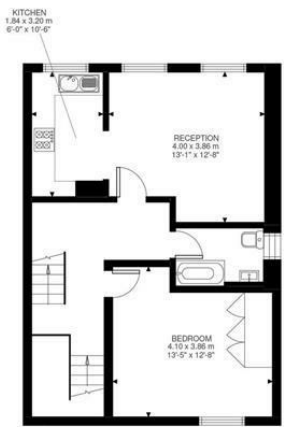
62b Burntwood Lane, London, SW17 0JZ £550,000

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

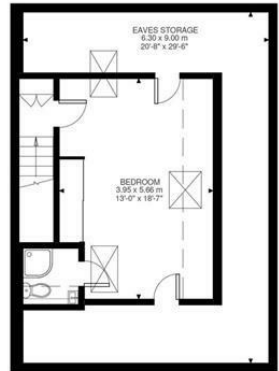
The flat was recently refurbished and decorated throughout and offers a great feeling of light and space with its traditional sash windows. It is arranged over the first and second floors providing a first floor reception room with feature fireplace and a separate, well fitted kitchen and family bathroom. 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 ft²



Second Floor
306 ft²



Entrance To First Floor
28 ft²

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 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 | |

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