



**PETRAS
PROPERTY**



Flat 8, 50 Burr Road, London, SW18 4SS

Guide price £495,000

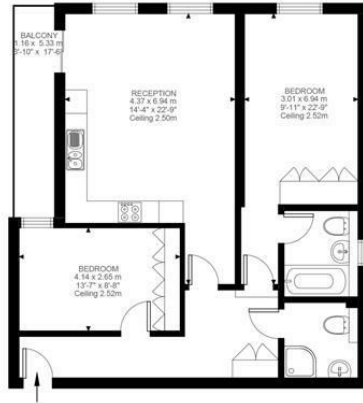
A fabulous two bedroom, first floor flat located within this quiet and well positioned development.

The flat has an excellent layout with two good sized bedrooms, two bathrooms (one ensuite) and a lovely open plan kitchen/reception room with balcony. The property also benefits from an allocated car parking space (undercover), a lift, a communal roof terrace and bike storage.

Burr Road is located moments from the green spaces of King George's Park and is within a short walk of both Earlsfield Station and Southfields underground Station.

This flat is offered to the market with no onward chain.

Tenure: Leasehold



First Floor
810 ft²

Burr Road, SW18
 Approximate Gross Internal Area
 75.28 SQ.M / 810 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 | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (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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