



**PETRAS  
PROPERTY**



## **64 Littleton Street, London, SW18 3SY**

### **£1,400,000**

A beautifully extended, meticulously designed family home of 1999 sq ft, arranged over three floors situated on this highly sought after Earlsfield street close to excellent local primary schools, all the amenities on Garratt Lane and the green spaces of Wandsworth Common, Garratt Park and Garratt Green.

The house has been carefully renovated by the present owners and blends traditional features with modern styling. It provides five double bedrooms and two bathrooms arranged over the top two floors.

The ground floor consists of an elegant reception room to the front of the house leading to the fabulous kitchen extension which offers a combination of good entertaining and family living space. The kitchen has a large central island, an excellent dining area and a cleverly thought through sitting area which feels separate yet integrated. The extension has wonderful skylights and ceiling height enabling the room to benefit from plenty of natural light. There is also a handy ground floor W.C and large coat/storage cupboard next to the reception room.

The south facing garden is accessed by fully folding doors from the kitchen. The garden benefits from a large home office/gym providing an ideal extra space for either a study, gym or additional storage.

Littleton Street is a quiet street, located off Garratt Lane close to all the local amenities, cafes and restaurants. The property is in close proximity to the Ofsted rated 'Outstanding' Earlsfield Primary School, as well as Beatrix Potter Primary School. Earlsfield Mainline Station is a short walk away with its excellent connections to Clapham Junction, Vauxhall (Victoria line) and Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>80</b>
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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