



**PETRAS  
PROPERTY**



## **8a Franche Court Road, London, SW17 0JU**

### **£1,165,000**

A well configured and fully extended terraced house offering great family space on this quiet and popular residential road between Earlsfield and Tooting.

The house has been well thought through with a spacious double reception to the front and a fabulous light kitchen/dining space leading out to the garden. Upstairs, there is well balanced bedroom/bathroom accommodation with four double bedrooms, a family bathroom and an ensuite shower room. There is also plenty of storage in the eaves.

Franch Court Road is situated between Earlsfield Overground Station and Tooting Broadway Underground Station and there are numerous bus routes going in both directions. The green spaces of Garratt Green, Garratt Park and Wandsworth Common are a short walk away.

Please note, there is a connection between the seller of this property and Petras Property.



Ground Floor  
648 ft<sup>2</sup>

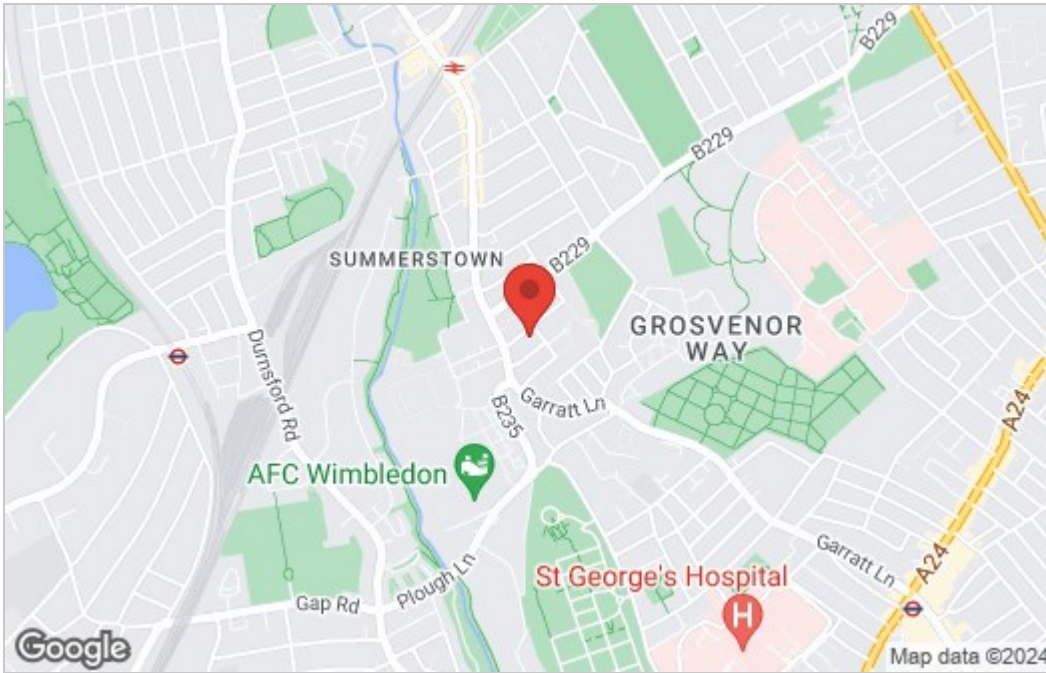
First Floor  
446 ft<sup>2</sup>

Second Floor  
361 ft<sup>2</sup>

Franche Court Road, SW17  
Approximate Gross Internal Area  
135.17 SQ.M / 1455 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 2.68 SQ.M / 29 SQ.FT  
INCLUSIVE TOTAL AREA 137.85 SQ.M / 1484 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			86
(81-91) B			
(69-80) C		71	
(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	
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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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