



**PETRAS  
PROPERTY**



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

### **Guide price £1,000,000**

This wonderful property has been home to the same family for 70 years – a three bedroom house situated on this highly sought after Earlsfield street close to excellent local primary schools and all the amenities on Garratt Lane.

The house is unmodernised and has huge potential to be extended both downstairs and into the loft (subject to relevant planning permissions). It could be configured to provide a substantial five bedroom family home.

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. The green spaces of Wandsworth Common, Garratt Park and Garratt Green are also a short walk away.

The house is freehold and chain free and a viewing should not be missed.



Littleton Street, SW18

CAPTURE DATE: 18/01/2023 LASER SCAN POINTS: 127,022,605

GROSS INTERNAL AREA

115.88 sqm / 1247.32 sqft



Data verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Best to measure, numbers may vary on site or generally. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		

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.