



**PETRAS  
PROPERTY**



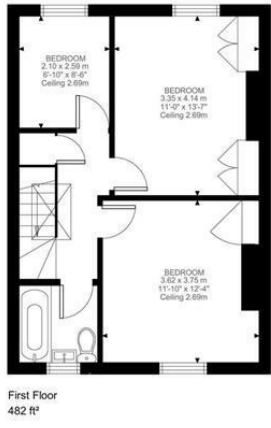
## **219 Magdalen Road, London, SW18 3PB**

### **£1,000,000**

This wonderful property has been home to the same family for 27 years – a three bedroom house situated on this highly sought after road in Earlsfield close to excellent local primary schools and all the amenities on Garratt Lane.

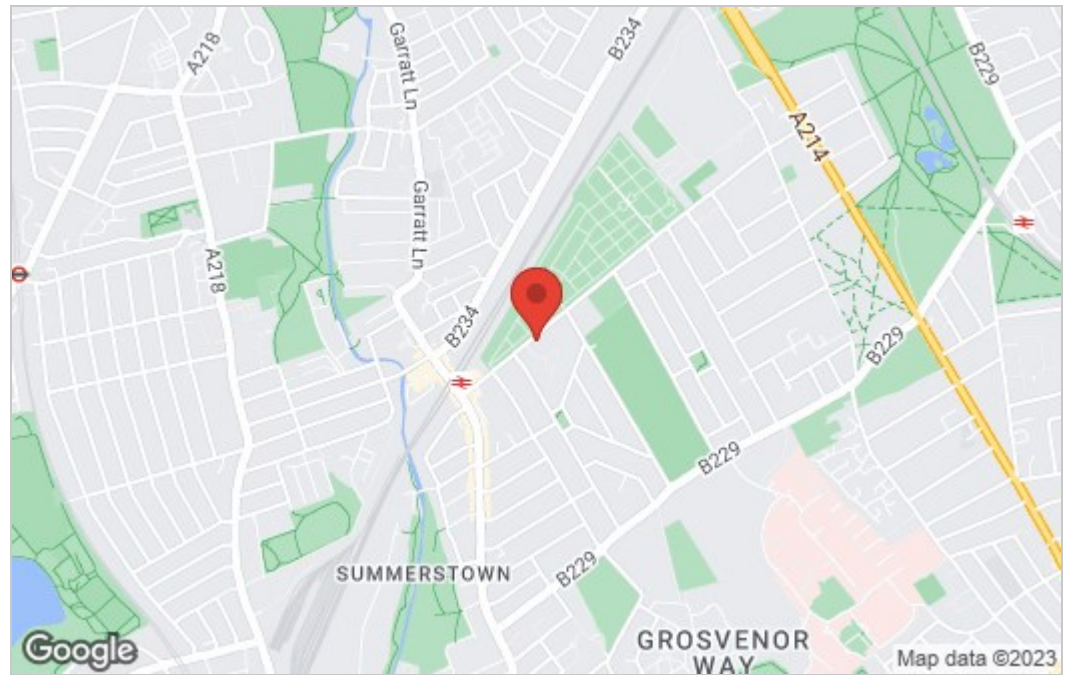
As you enter the house, you have a lovely wide hallway which leads to the comfortable front reception room with open fireplace. The kitchen/breakfast room lies at the back of the house and opens up on to the fabulous west facing garden. The ground floor also benefits from a W.C and good storage under the stairs. Upstairs there are three bedrooms and a family bathroom. The house has potential to be extended both downstairs and into the loft (subject to relevant planning permissions).

Magdalen Road is a wide tree lined street running East to West from Wandsworth Common to Earlsfield. The house is extremely convenient for Earlsfield Overground Train Station and all the bars, shops, cafes and other amenities of Garratt Lane. Earlsfield Primary School and Beatrix Potter Primary School are both within a short walk of the house. The green spaces of Wandsworth Common are also close by.



Magdalen Road, SW18  
Approximate Gross Internal Area  
102.38 SQ.M / 1102 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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