



PETRAS
PROPERTY



125 Lavenham Road, London, SW18 5ER

Asking price £1,140,000



125 Lavenham Road
London, SW18 5ER



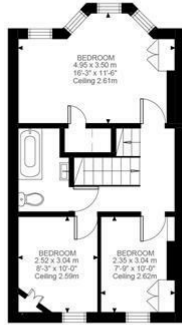
A lovely light and welcoming four bedroom family house with lots of character and a relaxed interior feel.



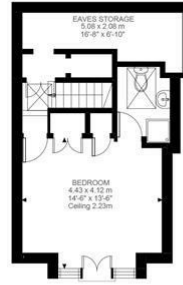




Ground Floor
697 ft²



First Floor
486 ft²



Second Floor
286 ft²

Lavenham Road, SW18
Approximate Gross Internal Area
147.30 SQ.M / 1586 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 10.57 SQ.M / 114 SQ.FT
INCLUSIVE TOTAL AREA 157.87 SQ.M / 1699 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Viewing

Please contact our Petras Property Office on 020 3633 5613 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(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			76
(69-80) C		62	
(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	