



BARNFIELD CLOSE, SW17 0AU

Asking Price £375,000

We are delighted to present this well-maintained first-floor two-bedroom maisonette, set within a small modern development in a sought-after SW17 location. Benefiting from its own private front door, own parking bay, and attractive communal gardens, this property offers both comfort and convenience. Internally, the accommodation comprises two bedrooms, a bright and spacious reception room, a separate kitchen, and a bathroom. The flat also boasts excellent storage options, including loft access and additional external storage. Enjoying views over Garratt Green, the property is ideally positioned for access to excellent transport links — including Earlsfield Mainline Station and Tooting Broadway Underground — as well as a wide range of local amenities. This is a chain-free sale. Leasehold (extended 966-year lease). EPC rating C. Council Tax Band C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=7gh2Rno5SBs>.

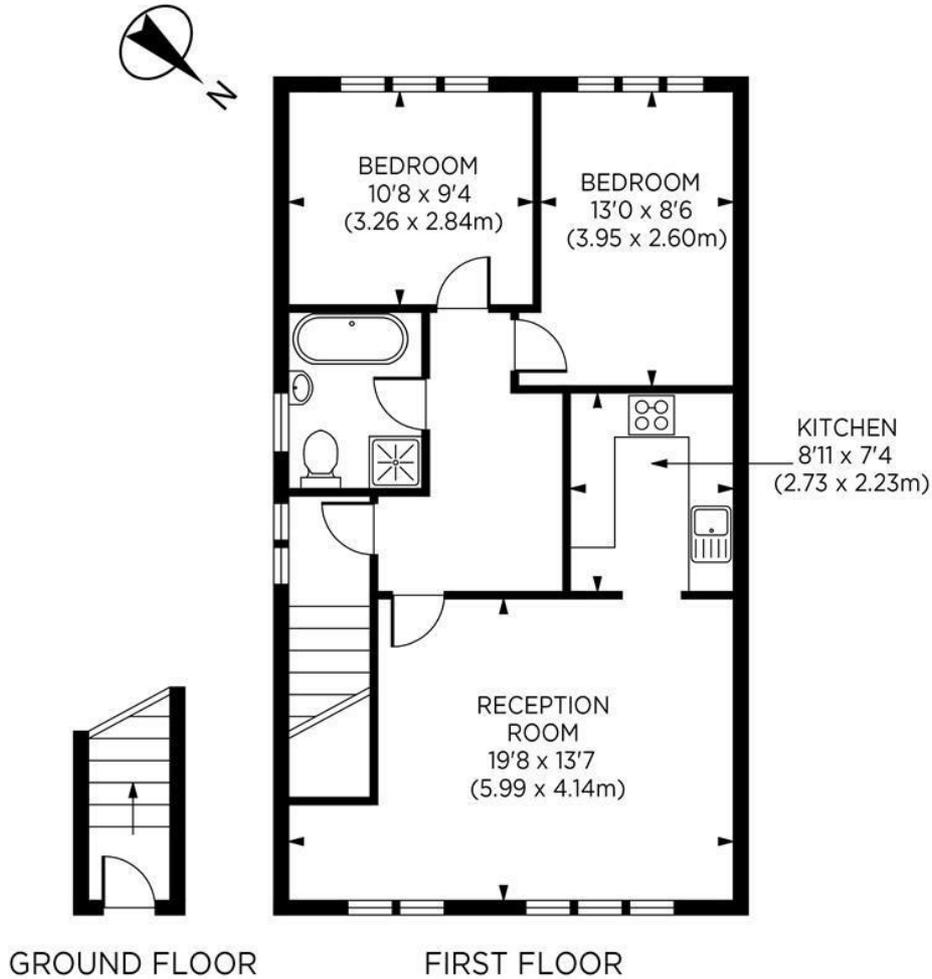


www.maalems.co.uk

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Registered in England & Wales No. 5585458





Barnfield Close, SW17 0AU
 Gross Internal Area 743 sq ft/69 sq metres
 @photosandfloorplans.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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			
(69-80) C			
(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	

For an instant or face to face valuation, please scan the QR code:



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