



## PENWITH ROAD, SW18 4QD

**Asking Price £500,000**

A ground floor purpose-built period maisonette with private garden, located in a sought-after Earlsfield location. The property offers adaptable accommodation, currently arranged as either two double bedrooms, a reception room, kitchen, and WC or one double bedroom with two reception rooms, providing flexibility to suit different lifestyles. Please note that the shower and sink is in one of the bedrooms. A standout feature is the private South facing garden, which includes a side return offering potential for further development (subject to planning permission), the flat has also been rewired and re-plastered. Situated within walking distance of Earlsfield's excellent local amenities, including the mainline station with fast links to Waterloo, this property is perfectly positioned for convenience and connectivity. No onward chain. Share of Freehold. EPC rating: D. Council Tax band: C. Please see the virtual tour provided: <https://my.matterport.com/show/?m=Xr5eSTnmBHR>.



[www.maalems.co.uk](http://www.maalems.co.uk)  
 Earlsfield & Wandsworth Office  
 344 Garratt Lane  
 Earlsfield, London SW18 4EL  
 T: 020 8875 9200  
[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

Registered in England & Wales No. 5585458





KITCHEN  
6'3 x 5'8  
(1.90m x 1.73m)

GARDEN  
15'1 x 8'6  
4.60 x 2.60m

RECEPTION  
19'4 x 10'11  
(5.90m x 3.32m)

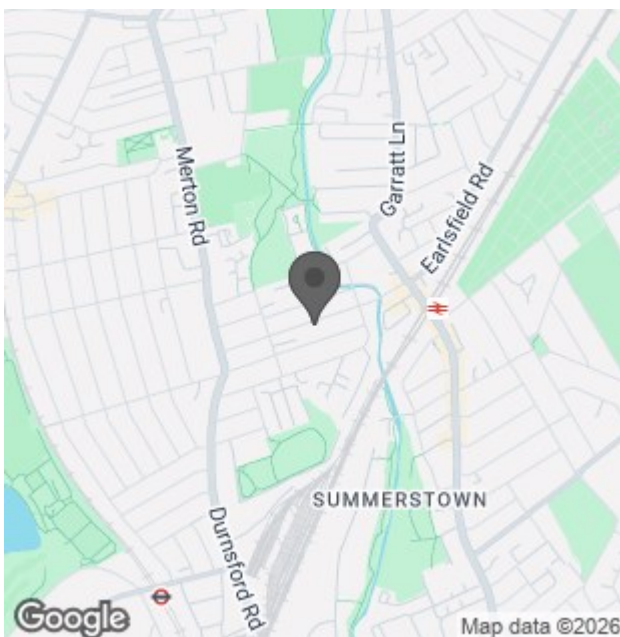
BEDROOM  
11'6 x 10'7  
(3.50m x 3.22m)

BEDROOM  
12'7 x 11'7  
(3.84m x 3.53m)

#### GROUND FLOOR

Penwith Road SW18

Gross Internal Area 624 sq ft/ 58 sq metres  
©photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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 <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		
England & Wales EU Directive 2002/91/EC		

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



[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458

