

## MASKELL ROAD, SW17 0LF

### Offers Over £325,000

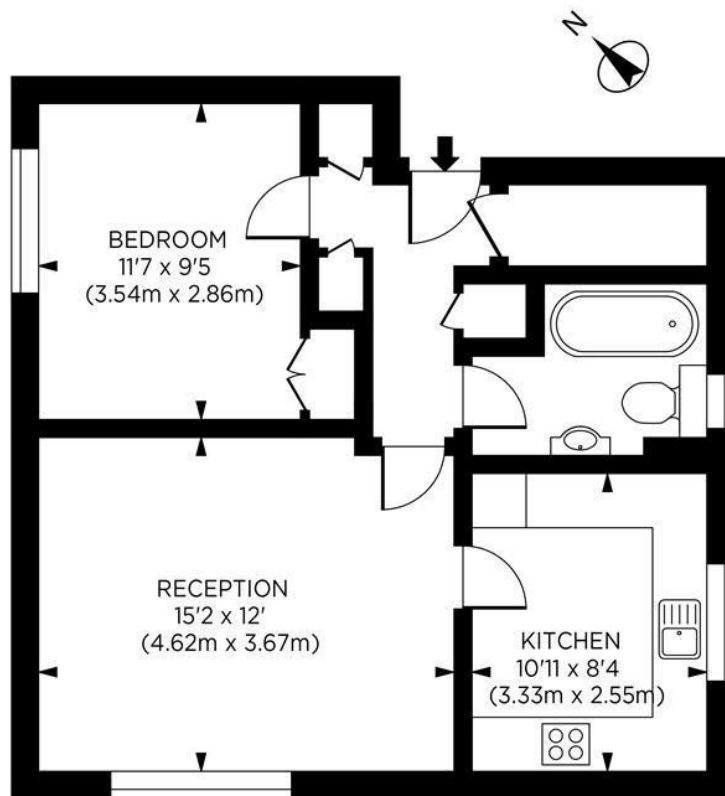
A superb example of a second-floor purpose-built flat, ideally located for easy access to all local amenities, including Earlsfield Mainline Station with its fast link to London Waterloo. The property offers a spacious 15ft x 12ft living room, modern and newly fitted kitchen with integrated appliances, a double bedroom with fitted wardrobes, and a stylish new bathroom. Additional benefits include ample storage throughout (one cupboard being a walk in cupboard) and fantastic views over Garratt Park and a private car park at the rear of the building. This property is highly recommended for first-time buyers who want a move-in ready home or rental investors. Leasehold. EPC rating D. Council Tax Band B. Please see the virtual tour provided: <https://my.matterport.com/show/?m=Hooe3YB7Cgo>.



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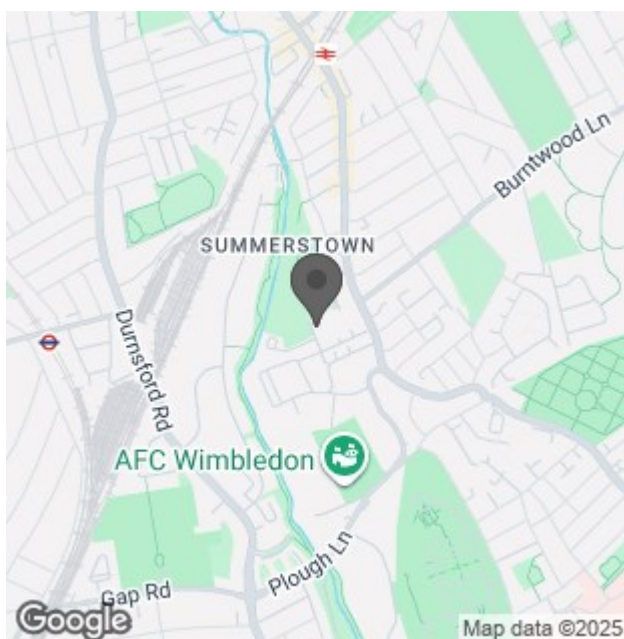


## SECOND FLOOR

Maskell Road, SW17 0LF

Gross Internal Area 549 sq ft/ 51 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	67	76
<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		

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



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