



## QUINTON STREET, SW18 3QR

### Asking Price £950,000

We are delighted to present this great example of a four-bedroom first and second-floor maisonette, that has recently been refurbished. The first floor comprises a bright and spacious kitchen/dining room (currently arranged as an open-plan kitchen/reception), featuring a beautifully fitted two-tone kitchen with integrated fridge/freezer & dishwasher, instant boiling water tap, ample storage, and underfloor heating, a highly practical utility/shower room with underfloor heating, good storage, and an integrated washing machine, a large double bedroom, front-aspect reception room with a charming cast iron fireplace, and an additional single bedroom/nursery/study. From the kitchen there are stairs that lead down to a private garden. The top floor offers two generous and light-filled double bedrooms - each with its own en-suite bathroom, and a private roof terrace with outdoor lighting and power points. Added benefits are additional storage in the eaves and a MegaFlow system ensuring high-pressure showers throughout. The property is ideally located in the heart of Earlsfield, within walking distance of Earlsfield Mainline Station and local amenities. Offered with no onward chain and a Share of Freehold. EPC rating C. Council Tax Band D.

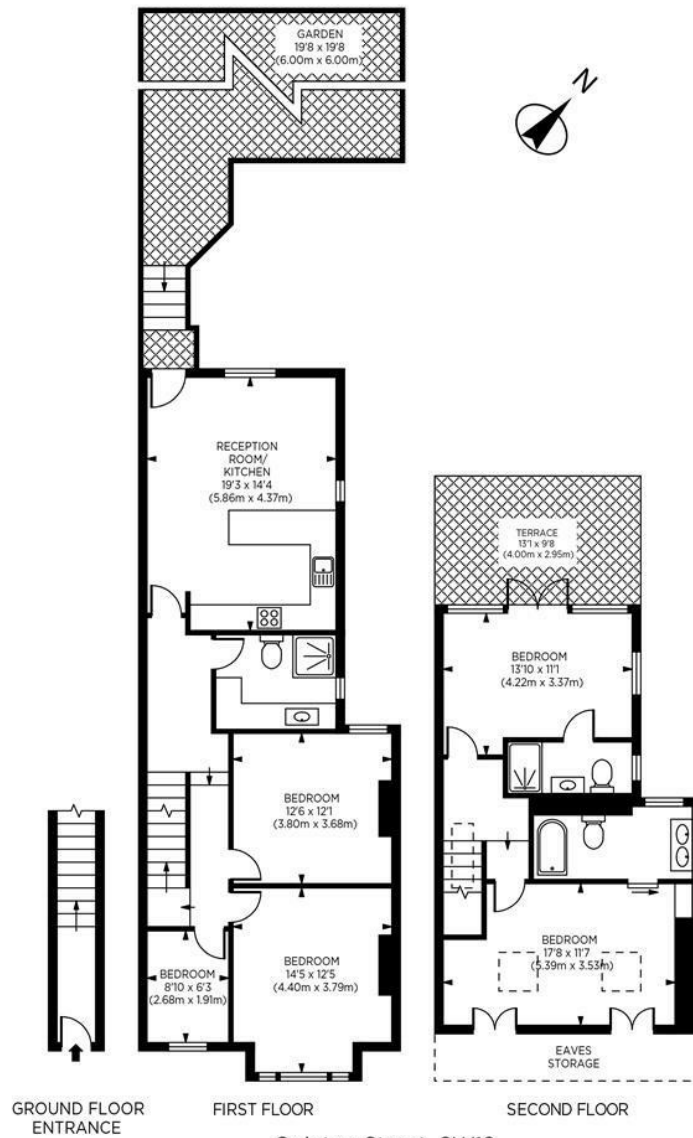


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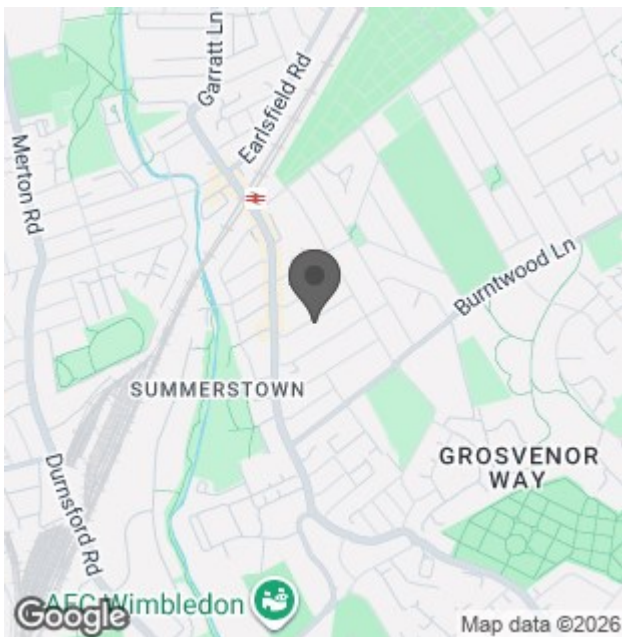
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Quinton Street, SW18  
Gross Internal Area 1421 sq ft/ 132 sq metres  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 75      | 81        |
| (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                     |         |           |
| <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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