



## WINFRITH ROAD, SW18 3BD

**Offers Over £550,000**

We are pleased to offer a lovely two double bedroom, first-floor period conversion on a very popular road in the heart of Earlsfield. The property comprises, in brief, two double bedrooms, reception room, mezzanine kitchen/breakfast room and a smart bathroom. The property is within easy reach of all the amenities of Earlsfield including the mainline station and the popular bars and restaurants the area has to offer. Please note that the current owners are currently purchasing a share in the freehold and the property will be sold with this tenure. There is also the potential to add a roof terrace (STP). No onward chain. EPC rating D. Please see the video tour provided: <https://my.matterport.com/show/?m=1sXS7cF3oYH>.

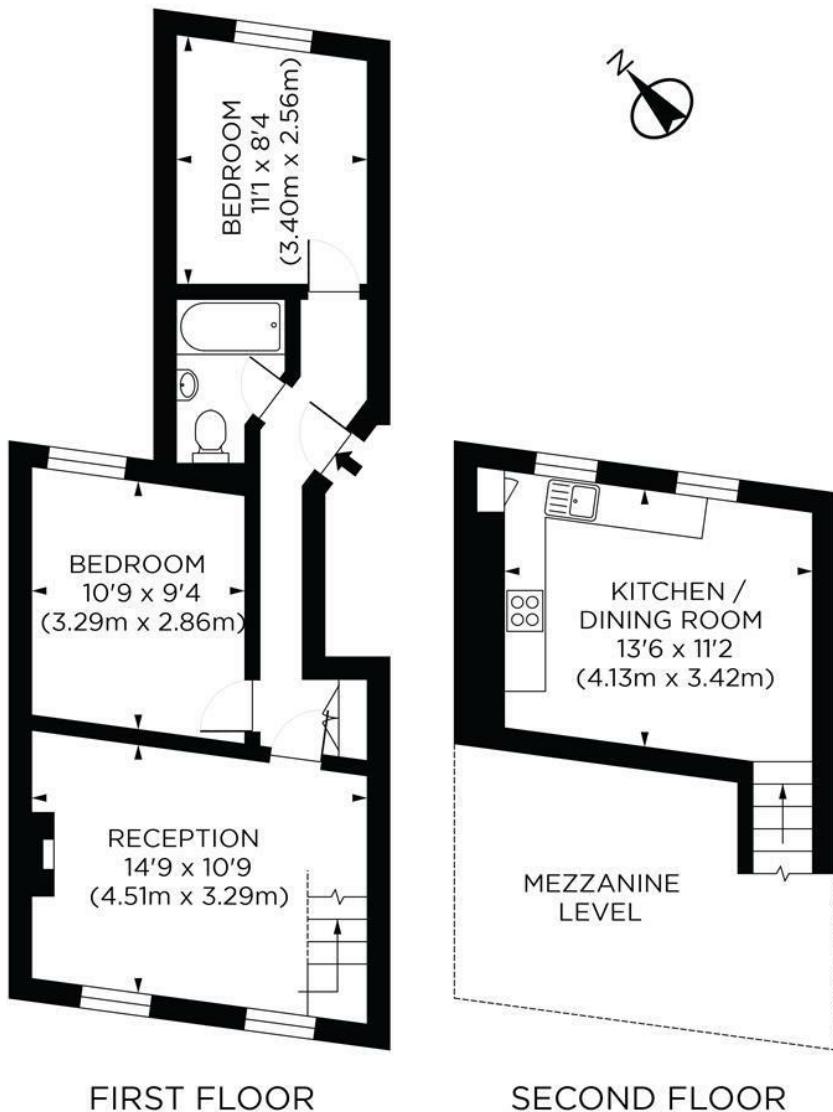
[www.maalems.co.uk](http://www.maalems.co.uk)

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



Registered in England & Wales No. 5585458





FIRST FLOOR

SECOND FLOOR

Winfrieth Road, SW18  
 Gross Internal Area 624 sq ft/58 sq metres  
 c photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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

