

Steerforth Street, Earlsfield, SW18

Kinleigh Folkard & Hayward









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Asking Price £650,000 Leasehold

Steerforth Street is ideally located close to the River Wandle Walk, Garratt Park, and the wide selection of shops, restaurants and cafés along Garratt Lane. Earlsfield Station provides a convenient connection to Waterloo in approximately thirteen minutes.

- 880 sq ft
- First & second floor
- 24'5 open plan living space
- Two double bedrooms
- Cloakroom
- Bathroom
- EPC rating C

An excellent opportunity to acquire a well-located and generously proportioned home, ideally positioned for the amenities of Garratt Lane and the transport links of Earlsfield.

This spacious and light-filled first and second-floor flat offers well-proportioned accommodation throughout. The first floor features a superb open-plan kitchen, dining and reception room, with a large bay window in the dining area and a dual-aspect outlook that creates a bright and welcoming living space.

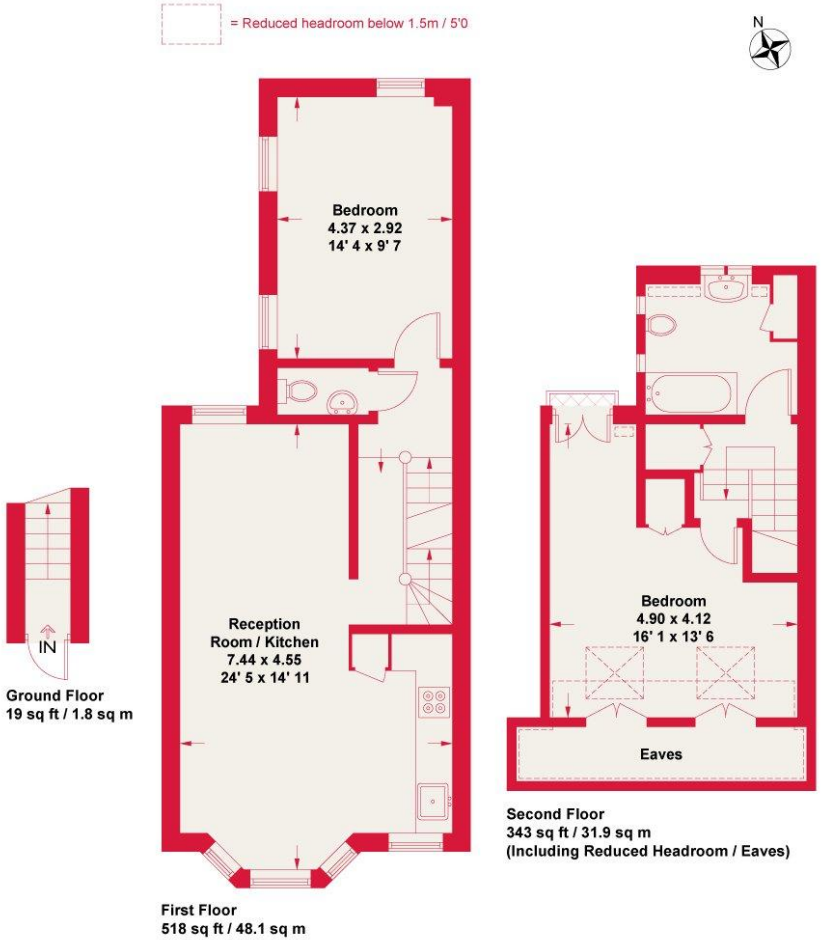
Also on the first floor is a generous double bedroom and a convenient cloakroom. The second floor provides a further spacious double bedroom, complemented by a separate, large bathroom.

Local Authority
Wandsworth

For more information or to arrange a viewing please contact:

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Approximate Gross Internal Area = 801 sq ft / 74.5 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 79 sq ft / 7.3 sq m
Total = 880 sq ft / 81.8 sq m

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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