

Tranmere Road, Earlsfield, SW18

Kinleigh Folkard & Hayward









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Asking Price £825,000
Share of Freehold

Ideally located close to Garratt Green and the beautiful 32-acre Springfield Park, the property benefits from easy access to both Tooting and Earlsfield. Both areas offer an excellent selection of bars, restaurants and local amenities, alongside convenient transport links via mainline rail services and the Northern Line.

- 1322 sq ft
- First & second floor
- Reception room
- Four bedrooms
- Bathroom
- Kitchen/diner
- South west facing garden
- EPC rating D

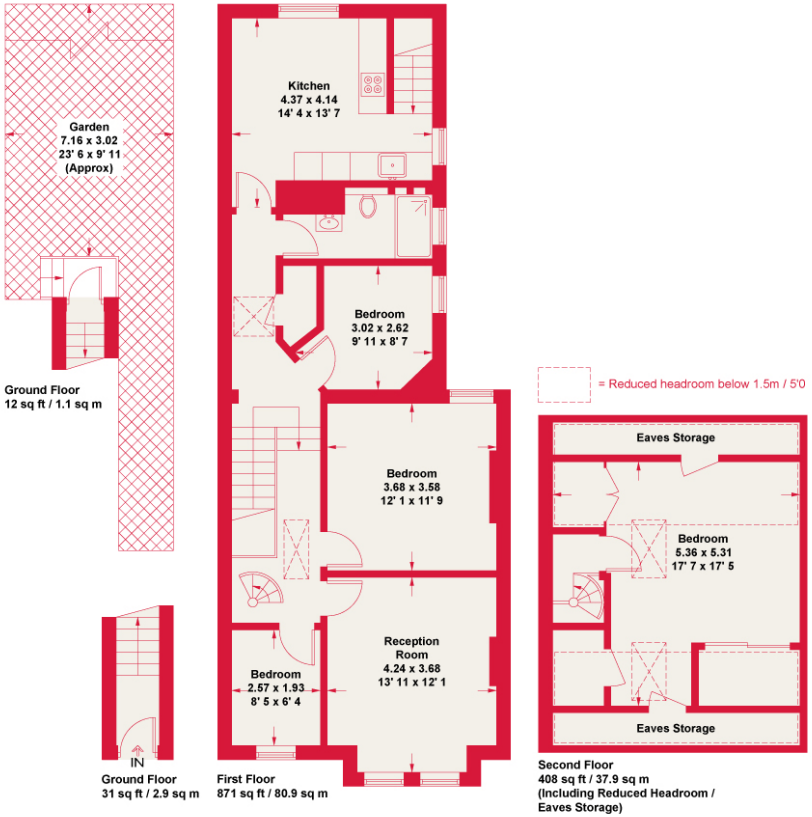
A beautifully presented split-level period maisonette, benefiting from its own private entrance and occupying an attractive end-of-terrace position. The property offers a charming reception room featuring a bay window with fitted window seat, elegant shutters and built-in alcove storage. There are three generous double bedrooms, alongside a versatile study/nursery, a family bathroom and a spacious kitchen/dining room. Externally, the property enjoys a lovely south-west facing garden, complete with a convenient side gate.

Local Authority
Wandsworth Council

For more information or to arrange a viewing please contact:

KFH-Earlsfield Sales
517-519 Garratt Lane
London
SW18 4SW
020 8944 6464
earlsfield.sales@kfh.co.uk

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Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 237 sq ft / 22 sq m
Total = 1322 sq ft / 122.8 sq m

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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