



BIRDHURST ROAD, LONDON, SW18
£975,000

Carter Jonas

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A BEAUTIFULLY REFURBISHED GROUND FLOOR TWO BEDROOM APARTMENT WITH DEMISED FRONT AND REAR GARDEN

Located in the highly sought area known as 'The Tonsleys' a beautifully refurbished and extended ground floor two bedroom maisonette (measuring approximately 1,041 sq ft) with demised front and rear garden, side access as well as benefiting from excellent storage on the lower ground.

Birdhurst Road benefits from excellent transport links nearby including Wandsworth Town train station (Overground, approx. 0.3 mile) and Clapham Junction (just over 1 mile away). Furthermore the property enjoys many local amenities, restaurants and shops only moments away on Old York Road.

AMENITIES

- Beautifully refurbished throughout
 - 2 bedrooms
- 2 bathrooms (including en-suite in master bedroom)
- Newly fitted kitchen, wiring, electrics throughout and a new boiler
 - Demised front and rear garden
 - Own side access
- Attractive Victorian period conversion
- Excellent transport links nearby including Wandsworth Town train station being a short walk away
 - Residents Parking
 - Heating – Mains Gas

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth (Band D)

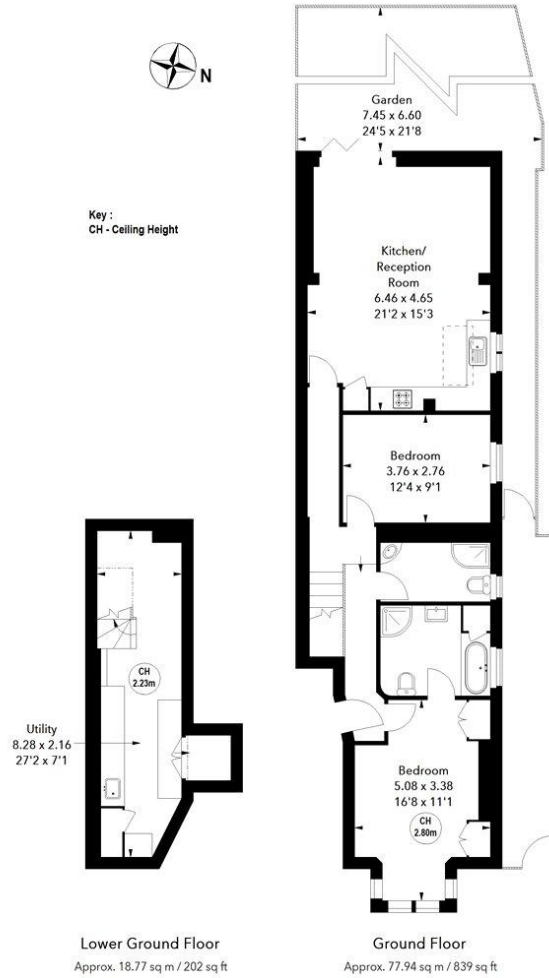
EPC BAND C







Birdhurst Road, SW18
 Approximate Area = 96.71 sq m / 1041 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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