LYFORD ROAD, LONDON, SW18

Carter Jonas

LYFORD ROAD, LONDON, SW18

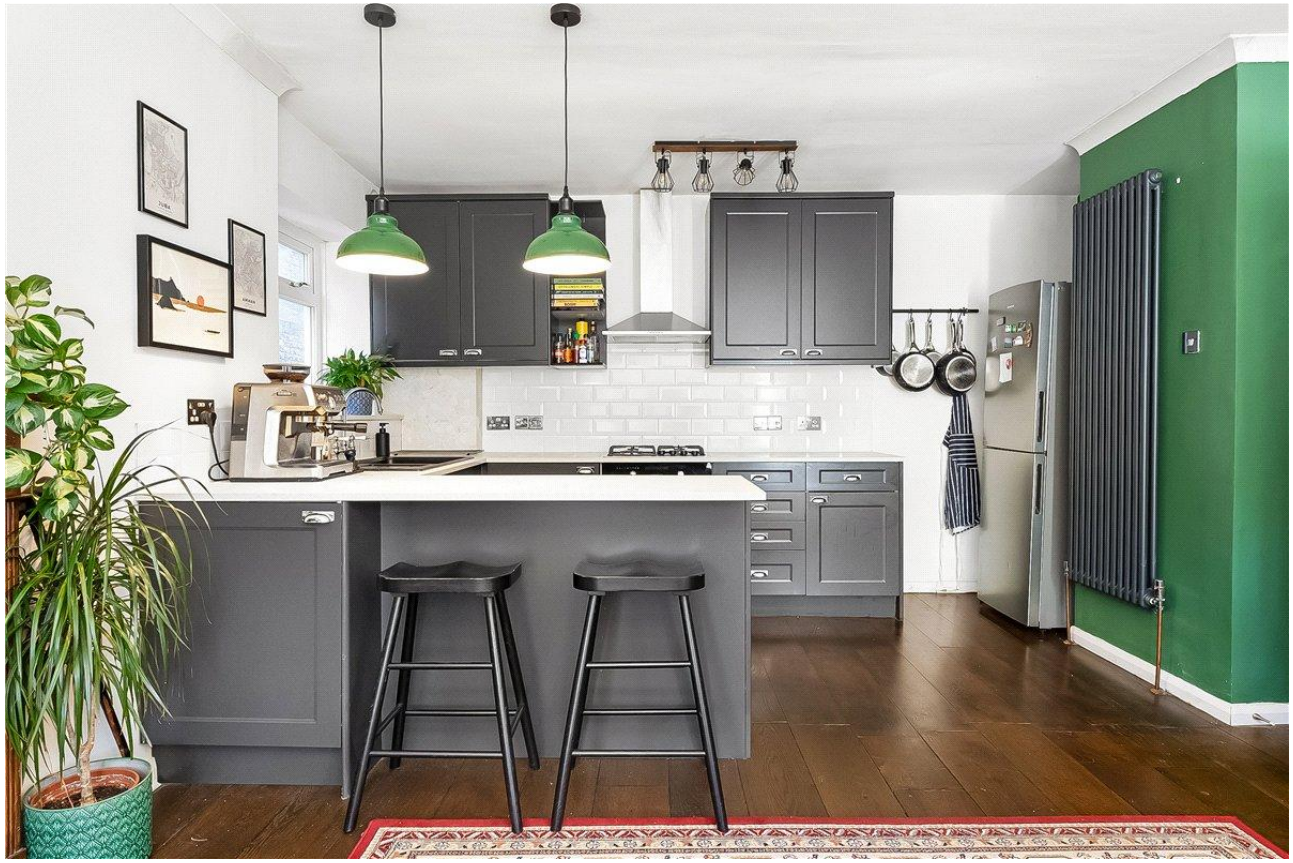
A CHARMING SHARE OF FREEHOLD GROUND FLOOR APARTMENT WITH ACCESS TO A COMMUNAL FRONT TERRACE AND REAR GARDEN, MOMENTS FROM WANDSWORTH COMMON

A beautifully presented two double bedroom ground and lower ground floor apartment, recently refurbished throughout and offering approximately 771 sq ft of living space. This attractive home is offered for sale with a share of the freehold and benefits from access to a delightful communal front terrace and rear garden, together with residents' parking to the rear (non-allocated) and on-street permit parking.

Lyford Road is a prime residential address well placed for the shops, cafés and restaurants of Bellevue Road, while the open green spaces of Wandsworth Common are just a stone's throw away, offering excellent opportunities for walking, running and outdoor recreation. Excellent transport links are available from both Wandsworth Common (0.6 miles) and Earlsfield station (0.9 miles) , providing convenient access into Central London and the City. The area is also renowned for its excellent selection of both state and independent schools.

KEY FEATURES

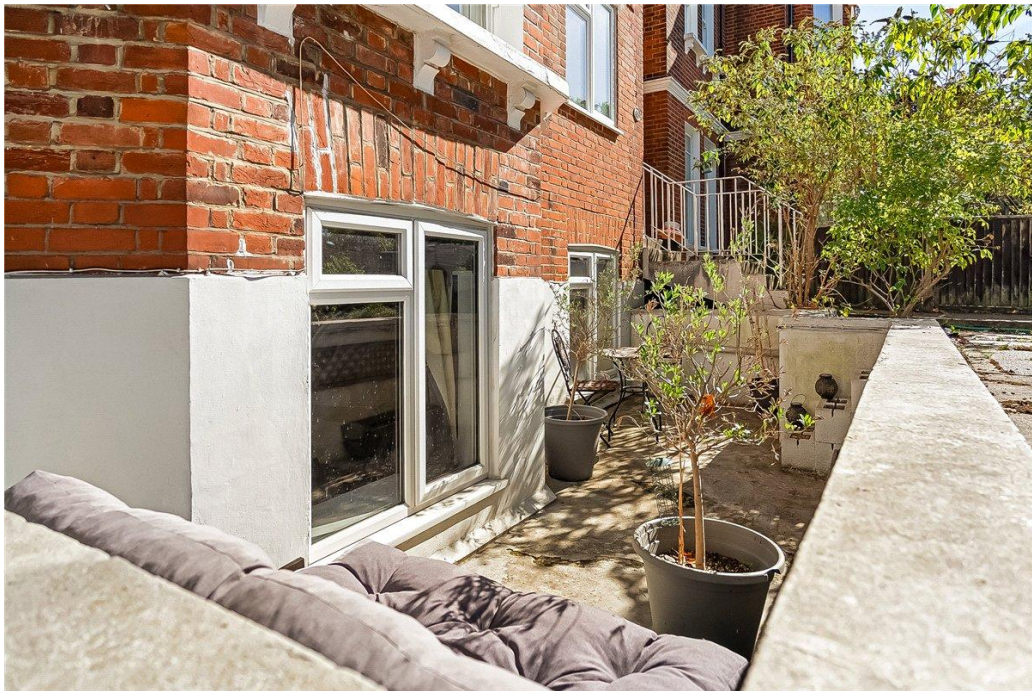
- Two-double bedrooms
- Ground and lower floor
- Recently refurbished to a high standard
- Share of freehold
- Approximately 771 sq ft
- Access to rear communal garden and front terrace
- Moments from open spaces of Wandsworth Common
- Excellent transport links via Wandsworth Common and Earlsfield Stations



TENURE Share of Freehold (Approx. 104 years remaining on underlying lease)

LOCAL AUTHORITY London Borough of Wandsworth

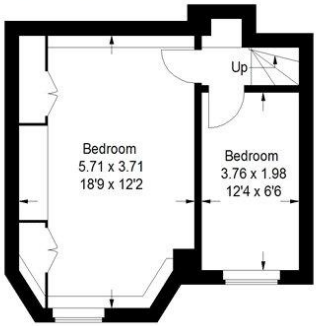
EPC BAND C



Lyford Road, SW18

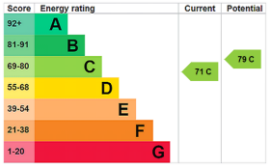
Approximate Gross Internal Area
71.6 sq m / 771 sq ft

Ground Floor



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID:1336681)



Wandsworth Sales 020 8767 7711

wandsworthresisales@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.