



LYFORD ROAD, LONDON, SW18

Carter Jonas

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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

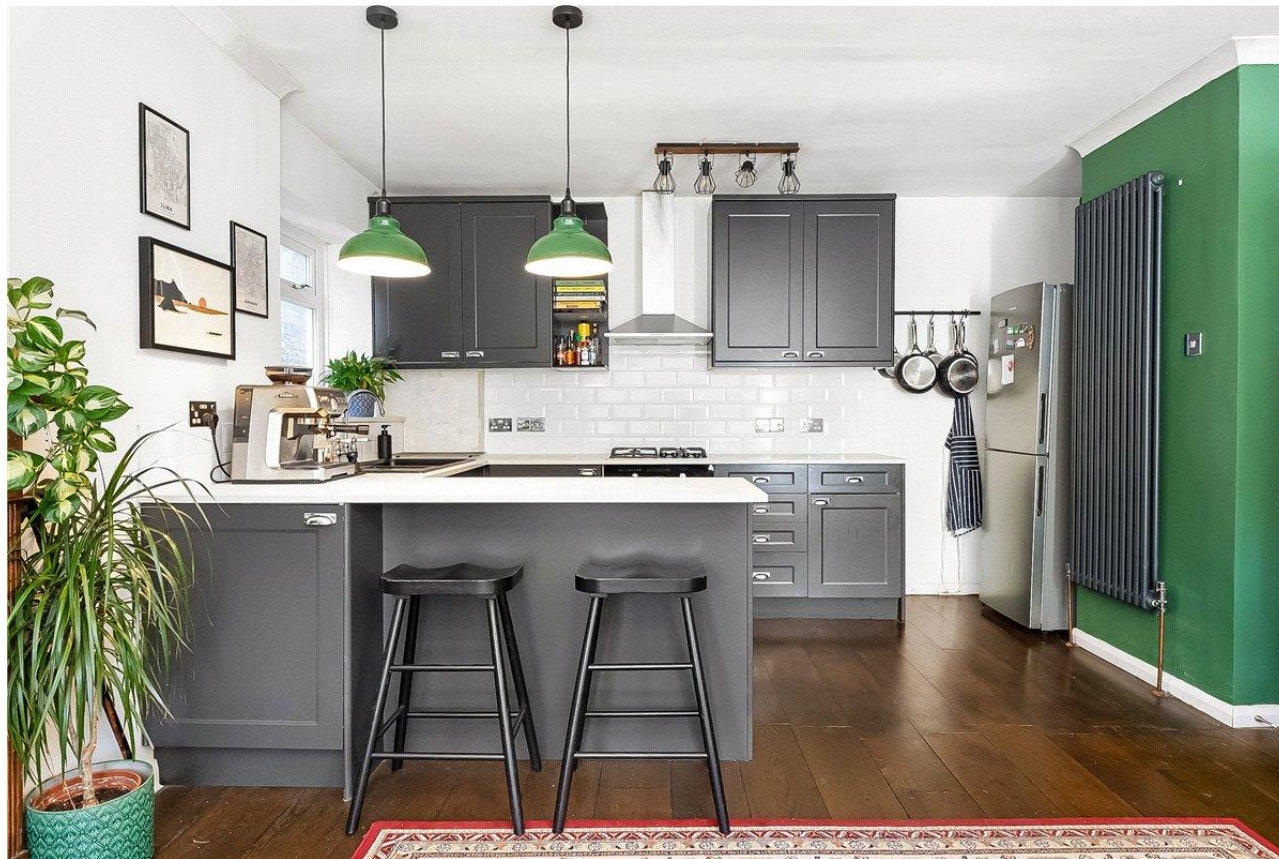
- Two-double bedrooms
- Ground and lower floor
- Recently refurbished to a high standard
- Share of freehold
- Approximately 771 sq ft
- Access to rear communal garden and front terrace
- Moments from open spaces of Wandsworth Common
- Excellent transport links via Wandsworth Common and Earlsfield Stations
- Service Charge approx £1,500 per annum (Not fixed and reviewed annually by agreement at the AGM)

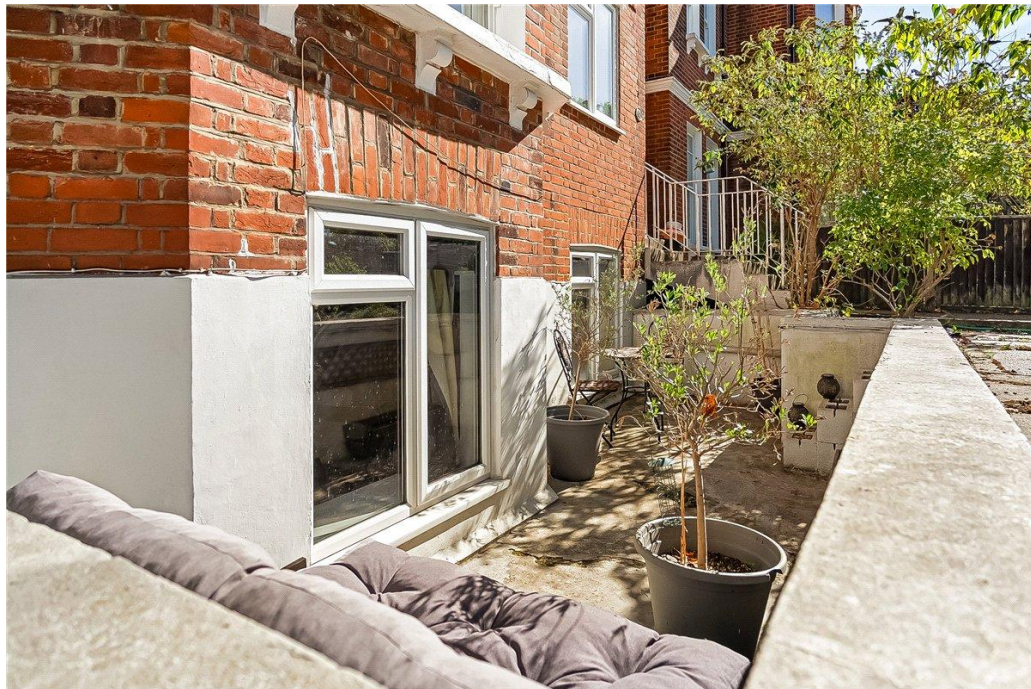
TENURE Share of Freehold (Approx. 104 years remaining on underlying lease)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

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



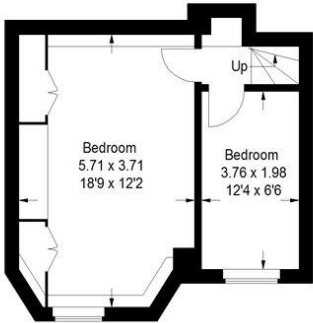


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Approximate Gross Internal Area
71.6 sq m / 771 sq ft

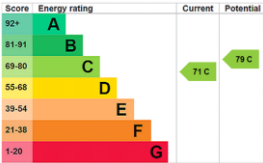


Ground Floor



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)



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