



LYFORD ROAD, LONDON, SW18

Carter Jonas

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A truly stunning two-bedroom, two-bathroom first floor apartment, ideally positioned moments from Wandsworth Common, with attractive green views. The property offers a bright and spacious open-plan reception room and kitchen, flooded with natural light from a large bay window. The principal bedroom benefits from a modern en-suite shower room, while the second double bedroom is currently arranged as a home office, showcasing the versatility of the accommodation, with a stylish main bathroom and useful storage adding to its practicality.

Situated on the highly sought-after Lyford Road, the property is a stone's throw from the popular green open spaces of Wandsworth Common. The area benefits from excellent transport links, with both Wandsworth Common Station (0.6 miles) and Earlsfield Station (0.8 miles) providing convenient access to Central London and beyond. Residents are also ideally placed for the cafés, restaurants and boutiques of Bellevue Road, as well as an excellent selection of highly regarded state and independent schools.

KEY FEATURES

- Two double bedrooms
- Two bathrooms (including en-suite shower room)
- Bright open plan reception room/kitchen
- Large bay window
- Stunning green views
- Approximately 848 sq ft
- Close to Wandsworth Common and Earlsfield Stations
- Service Charge: approx. £600-700 per annum

TENURE Leasehold (approximately 118 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

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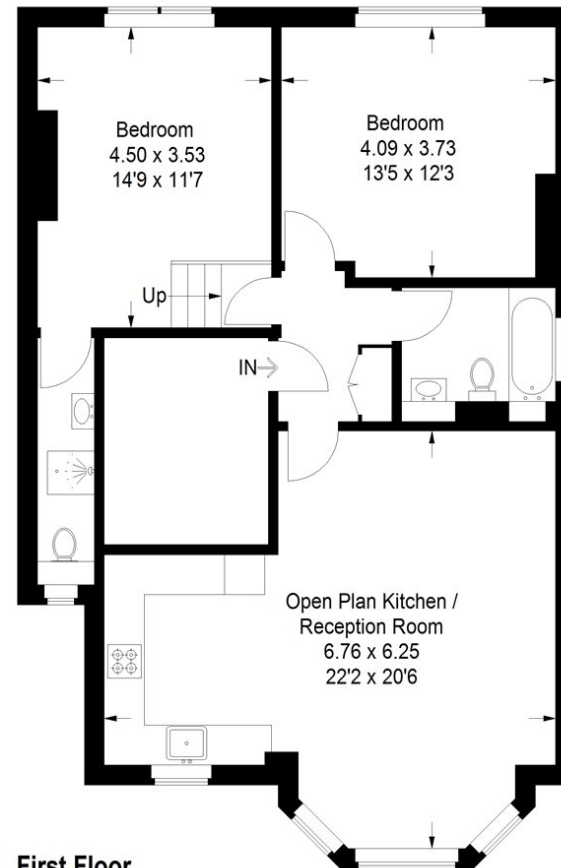
AN IMMACULATELY PRESENTED FIRST FLOOR APARTMENT SET WITHIN A STRIKING VICTORIAN BUILDING, MOMENTS FROM WANDSWORTH COMMON.





Lyford Road, SW18

Approximate Gross Internal Area
(Excluding Communal Area)
78.8 sq m / 848 sq ft



First 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. (ID1337841)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		

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