



TRANMERE ROAD, EARLSFIELD, SW18

Carter Jonas

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With its own front door, and arranged over the first and second floor, this bright and beautifully presented apartment, currently arranged as a two-bedroom property, but easily returned to three bedrooms, offers fantastic living and entertaining space and is finished to a very high specification.

The bright Tom Howley-designed kitchen/diner/living space spans the entire top floor and features a fabulous southwest facing roof terrace. The timeless shaker-style kitchen has a host of practical features, including a large island, pantry cupboard, great storage solutions and a range cooker. Banquette seating surrounds a generous dining area, making this space perfect for everyday living and entertaining.

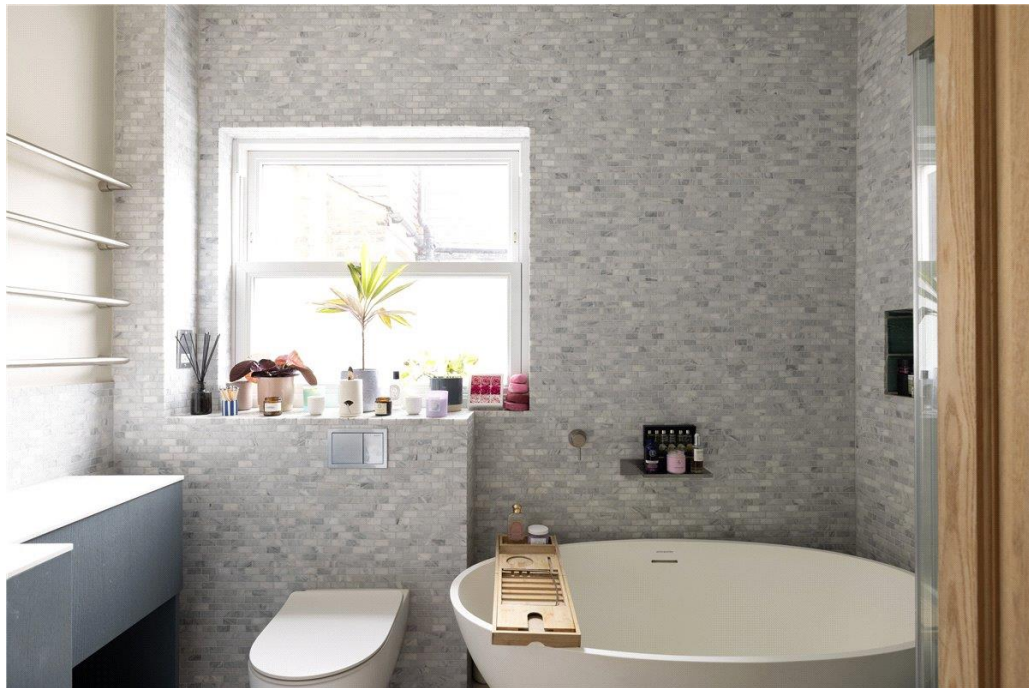
On the first floor, the principal bedroom is located to the rear of the property, with views out over the gardens. The room is calm and serene and benefits from high ceilings, engineered wood flooring, an elegant feature fireplace, bespoke fitted bookcase and storage and American shutters. A high specification spa-like bathroom, with free-standing tub and super-sized shower is adjacent.

The second bedroom, like the principal suite, has wonderful ceiling heights, wooden flooring, and American shutters. The single bedroom, located at the front of the property, has been converted into a fantastic, bespoke walk-in wardrobe. It would also make a great study or cot room. A cosy sitting room, located at the front of the property, has a vaulted ceiling, wooden flooring, American shutters, and built-in bookshelves.

N.B We have employed CGI on images of the terrace and third bedroom in order to demonstrate alternative layouts. Furnishings and décor are not accurate to the property.

The flat is tucked away on Tranmere Road, a pleasant residential road just off Magdalen Road, and convenient for Earlsfield Station (approx. 11 minutes to Waterloo), local shops, cafes, and restaurants. The area is well catered for in terms of schools, both state and private and falls within the Earlsfield Primary School catchment area and is also close to Beatrix Potter Primary School. There are also first-rate sporting facilities close by including The Spencer Club Tennis, Cricket and Hockey, Magdalen Lawn Tennis Club and Battersea Ironsides Rugby. Wandsworth Common is a short distance away.







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Approximate Gross Internal Area = 86.3 sq m / 929 sq ft
(Excluding Areas With Reduced Headroom)
Reduced Headroom = 4.1 sq m / 44 sq ft
Total = 90.4 sq m / 973 sq ft



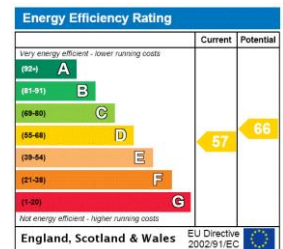
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Classification L2 - Business Data