



STANDEN ROAD, LONDON, SW18
£735,000

Carter Jonas

STANDEN ROAD, LONDON, SW18

This charming three-bedroom, two bathroom flat has been refurbished throughout.

The property comprises of a light filled reception room to the front of the building; there is a fitted kitchen to the rear with a Juliette balcony. Three good sized bedrooms, two bathrooms (one ensuite) and a private roof terrace.

The flat is located on this quiet residential road and is conveniently located to the shops and restaurants in Southfields. There are excellent transport links with the underground (640m) and bus routes at the end of the road taking you to Clapham Junction and Putney.

There are extremely popular primary schools nearby with Sheringdale school (320m) and Riversdale Primary school (230m).

Sole Agent. Chain free

THIS IS A BEAUTIFULLY PRESENTED, LIGHT AND AIRY THREE-BEDROOM FLAT ON THE UPPER FLOORS OF THIS PERIOD CONVERSION BENEFITTING FROM A ROOF TERRACE.



AMENITIES

- Three bedrooms
- Balcony
- Share of freehold
- Brand newly refurbished

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D



Classification L2 - Business Data



Standen Road, SW18

Approximate Area = 82.59 sq m / 889 sq ft
(Including Eaves Storage)

Eaves Storage Area = 6.60 sq m / 71 sq ft

Key :
CH - Ceiling Height



Ground Floor
Entrance

First Floor

Second Floor

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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT INFORMATION

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