



ASTONVILLE STREET, LONDON, SW18
£750,000

Carter Jonas

ASTONVILLE STREET, LONDON, SW18

Refurbished to the highest specification throughout by the current owners, this ground floor flat is ideally located within the Southfields Grid.

Upon entering through your own front door, the property comprises a well-proportioned reception room to the front with hardwood flooring, bespoke shelving and a feature fireplace. The principal bedroom includes built in wardrobes and there is a further second bedroom. To the rear is a modern family bathroom. The kitchen has been thoughtfully laid out with plenty of worktop space, a bench and dining area along with a further entertaining space with doors leading out to a west facing private garden.

Astonville Street is a quiet residential street set in the heart of the Southfields Grid with all the artisanal shops and restaurants along with the tube being 482 metres away.

Sole Agents.

A BEAUTIFULLY REFURBISHED TWO-BEDROOM GROUND FLOOR FLAT WITH A WEST FACING GARDEN, LOCATED IN THE HEART OF THE SOUTHFIELDS GRID.



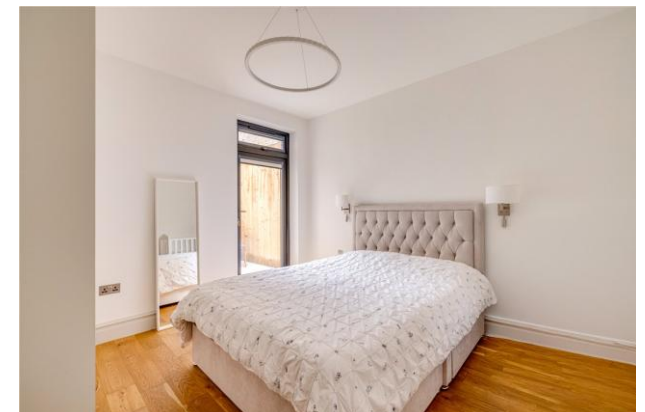
AMENITIES

- Two bedrooms
- West facing garden
- Beautifully refurbished
- Located in a prime "Grid" Road.

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

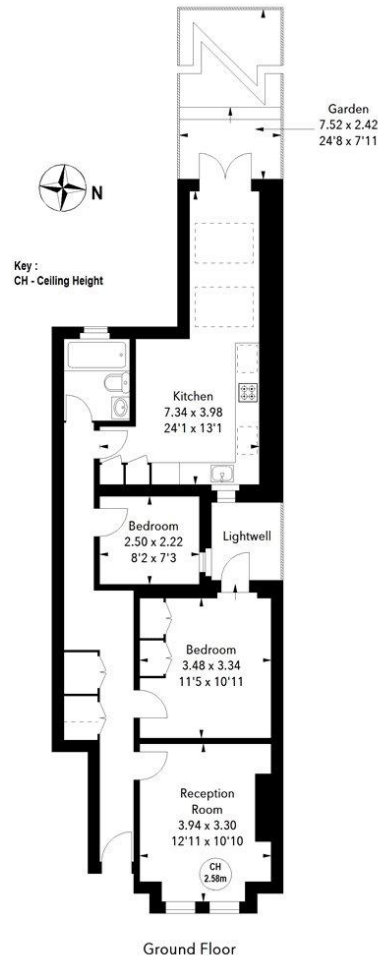
EPC BAND C



Classification L2 - Business Data



Astonville Street, SW6
Approximate Area = 68.47 sq m / 737 sq ft



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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Southfields 020 7518 3260

southfields.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data