



EARLSFIELD ROAD, LONDON, SW18

Carter Jonas

# EARLSFIELD ROAD, LONDON, SW18

Set back from Earlsfield road with a 40ft off-street parking forecourt, this unmodernised family house offers an outstanding location and opportunity and is on the market for the first time in over 40 years. With a fantastic 97 ft southerly-facing rear garden, the house attracts an abundance of natural light all day long. The house is built over two floors and the current layout of the house accommodates two reception rooms and a kitchen, with two double bedrooms and a bathroom on the first floor, however there is scope for extension, subject to the necessary permissions. There is additional storage space both in the loft, and under the stairs, as well as in the 144 sq ft garden studio/shed which has power.

With so much opportunity and Wandsworth Common, Clapham Junction and Earlsfield close by, this house is certain to be highly popular. Earlsfield Road runs from the edge of Wandsworth Common to Garratt Lane. Public transport is provided nearby at Earlsfield Mainline Station and Clapham Junction. In addition, a bus service to Clapham Junction/Northcote Road and Earlsfield is conveniently located.

## AMENITIES

- Two Reception Rooms
- Kitchen
- Two Bedrooms
- Bathroom
- 97Ft South Facing Garden
- Off-Street Parking for Several Cars
- Potential to Extend Further Subject to Planning & Consents
- Earlsfield Location
- Close to Wandsworth Common

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** Band F

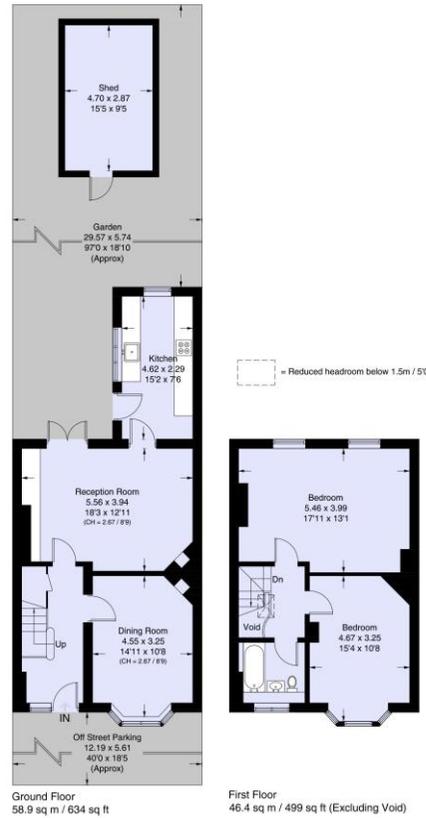
**THIS UNMODERNISED FAMILY HOUSE OFFERS AN OUTSTANDING LOCATION AND OPPORTUNITY AND IS ON THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS.**



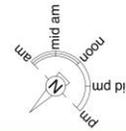


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Approximate Floor Area = 105.3 sq m / 1133 sq ft  
(Excluding Void)  
Shed = 13.4 sq m / 144 sq ft  
Total = 118.7 sq m / 1277 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)



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.



Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
Offices throughout the UK

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Classification L2 - Business Data