



LYFORD ROAD, LONDON, SW18
£550,000

Carter Jonas

LYFORD ROAD, LONDON, SW18

A fantastic two bedroom ground floor apartment with large, open plan living and entertaining space and direct access onto gardens and with the added bonus of a garage. Located a few metres from Wandsworth Common on one of the area's prime residential roads. Share of Freehold.

To the rear of the property, a large and bright dual aspect kitchen/diner/living room, with wooden floors, overlooks the garden. The lawned, communal garden can be accessed and enjoyed via French doors. Also at the rear of the property, a bright and spacious double bedroom benefits from high ceilings and plenty of built-in cupboard space. The second double bedroom has ample storage space and shares a good sized family bathroom. The flat benefits from a garage which is situated at the end of the garden and reached via a side access.

Lyford Road is a prime residential road, close to the green spaces of Wandsworth Common, with excellent transport links to the West End and City from Wandsworth Common Station and Earlsfield Station. Close to the shops and restaurants of Bellevue road and well served with both good state and independent schools.

Photos taken in 2021.

AMENITIES

- Two Bedrooms
- Large, Open Plan Reception/Kitchen/Dining Room
- Family Bathroom
- Garage
- Communal Gardens
- Square footage: 940 sq ft
- EPC Rating: D
- Share of Freehold
- Wandsworth Council Tax Band: D

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

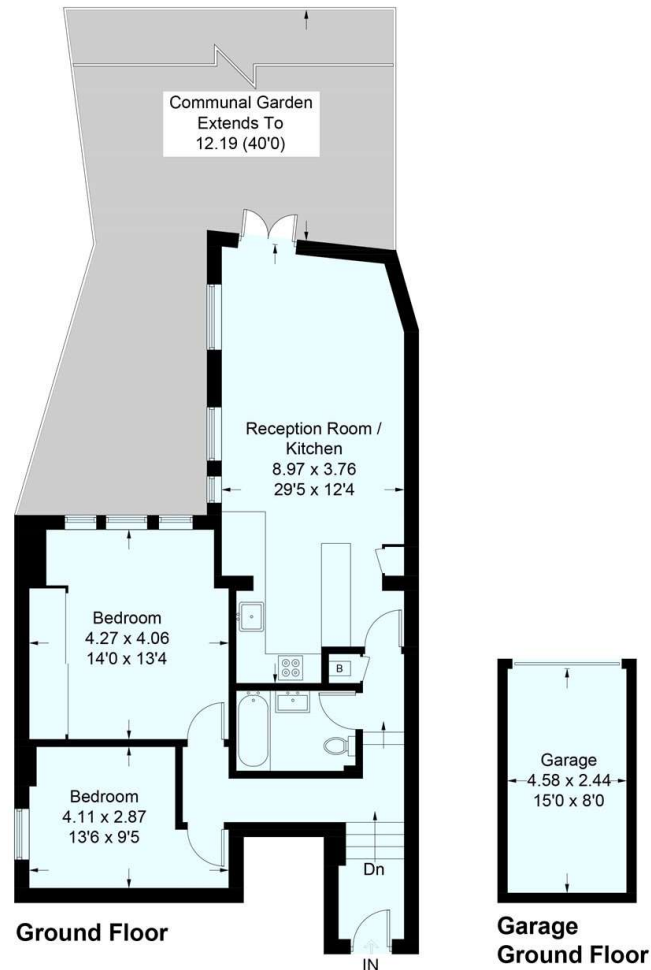
EPC BAND D





Lyford Road, SW18

Approximate Gross Internal Area
76.0 sq m / 818 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 87.3 sq m / 940 sq ft



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. (ID394578)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

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Classification L2 - Business Data