

## Old York Road, SW18

Approximate gross internal area

78.50 sq m / 845 sq ft

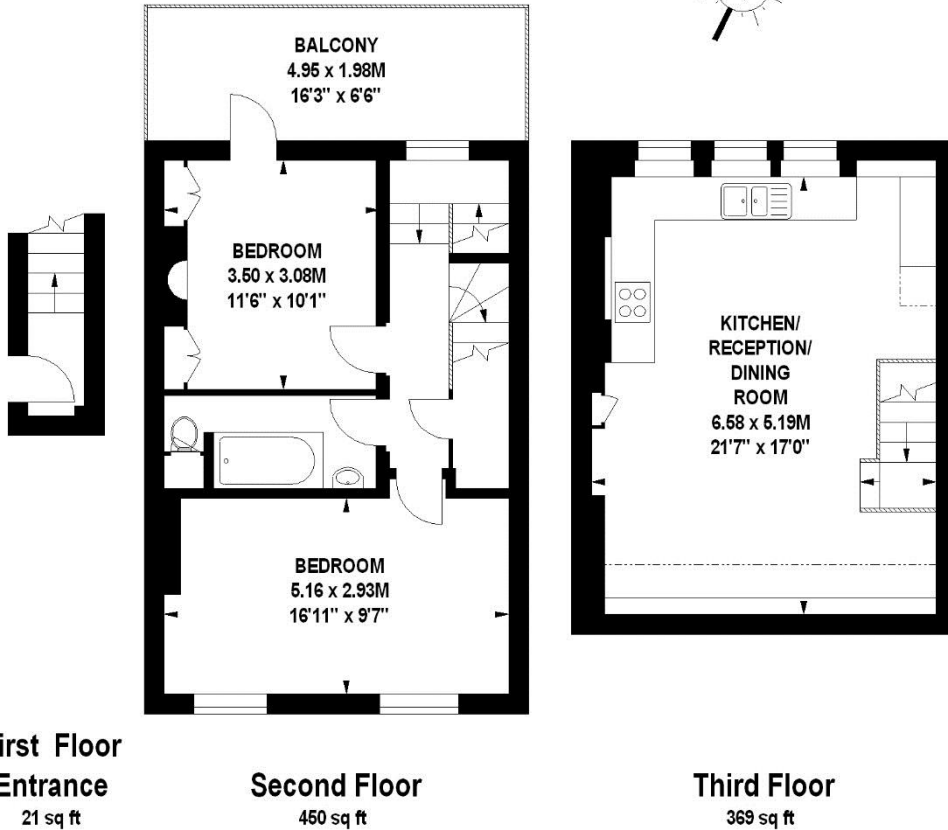
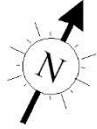


Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines  
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366 Old York Road Wandsworth £525,000 Leasehold 845.00 sq ft/ 78.50 sq m

A well-presented Victorian flat over two floors with two double bedrooms, one with access to a private roof terrace. There is a family bathroom and an open plan reception/kitchen/dining room with views towards North London. Excellent rental investment opportunity or first time buy. The property is located two minutes' walk from Wandsworth Town station and the shops, restaurants and Common nearby.

- VICTORIAN SPLIT LEVEL FLAT
- SPACIOUS ACCOMMODATION
- TWO DOUBLE BEDROOMS
- ACCESS TO A PRIVATE ROOF TERRACE
- OPEN PLAN KITCHEN/LIVIG/DINING ROOM
- WALKING DISTANCE TO WANDSWORTH TOWN STATION



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Earlsfield: 020 8871 3344  
489 Garratt Lane London SW18 4SN

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