

### GROUND FLOOR

Denton Street, SW18  
Gross internal area 560 sq ft/52 sq metres  
@photosandfloorplans.com

for sale [cound.co.uk](http://cound.co.uk) 020 8877 1166

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Denton Street Wandsworth £475,000 Leasehold 560.00 sq ft/ 52.02 sq m

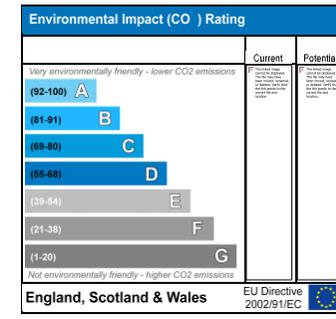
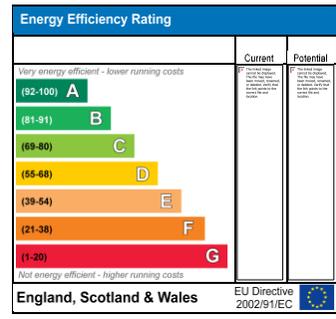
A beautifully presented purpose-built Victorian ground floor garden flat. It's mid-terrace and has been decorated throughout in neutral colours. The property has a lovely light reception room with feature fireplace. There are two bedrooms, one double and the second bedroom is a single room. There is a bathroom which is spacious and located in the middle of the flat so the kitchen is located at the rear of the property with direct access to the garden. There is a pretty south west facing private garden. Viewings are highly recommended. The flat is located on Denton Street, a quiet sought after residential road, running off St Ann's Hill. The nearest train station is Wandsworth Town on Old York Road, which also offers shops, bars and restaurants. Clapham Junction is also close by and St Johns Road with its popular bars and restaurants. In the other direction is King Georges Park and Southside shopping complex with all the facilities you would expect.

- PURPOSE BUILT VICTORIAN FLAT
- GROUND FLOOR WITH PRIVATE GARDEN
- TWO BEDROOMS \* SPACIOUS BATHROOM
- BEAUTIFULLY PRESENTED
- KITCHEN/DINING ROOM
- QUIET CUL DE SAC LOCATION
- GOOD LENGTH LEASE

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



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