



STANDEN ROAD, LONDON, SW18
£775,000

Carter Jonas

STANDEN ROAD, LONDON, SW18

This charming three-bedroom, two-bathroom flat has been refurbished throughout.

The property comprises of a light filled reception room to the front of the building; there is a fitted kitchen to the rear with a Juliette balcony. Three good sized bedrooms, two bathrooms (one ensuite) and a private roof terrace.

The flat is located on this quiet residential road and is conveniently located to the shops and restaurants in Southfields. There are excellent transport links with the underground (640m) and bus routes at the end of the road taking you to Clapham Junction and Putney.

There are extremely popular primary schools nearby with Sheringdale school (320m) and Riversdale Primary school (230m).

Sole Agent. Chain free

THIS IS A BEAUTIFULLY PRESENTED, LIGHT AND AIRY THREE BEDROM FLAT ON THE UPPER FLOORS OF THIS PERIOD CONVERSION BENEFITTING FROM A ROOF TERRACE.



AMENITIES

- Three bedrooms
- Balcony
- Share of freehold
- Brand newly refurbished

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D



Standen Road, SW18

Approximate Area = 82.59 sq m / 889 sq ft
(Including Eaves Storage)
Eaves Storage Area = 6.60 sq m / 71 sq ft

Key :
CH - Ceiling Height



Ground Floor
Entrance

First Floor

Second Floor

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		78 C
55-68	D	59 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.