



BROOKWOOD ROAD, LONDON, SW18
OIEO £1,000,000

Carter Jonas

BROOKWOOD ROAD, LONDON, SW18

A charming three-bedroom house with a south facing garden on this popular residential road located under 320 metres to the Southfields tube and the shops and restaurants on Replingham Road.

This light and airy three-bedroom home is well presented throughout.

The ground floor comprises a reception room to the front with a well proportioned kitchen to the rear. The kitchen has been extended to incorporate a dining area and concertina doors leading out to a south facing patio garden.

Upstairs on the first floor, there are two bedrooms (both with fitted wardrobes), a family bathroom and the top floor has a large principal bedroom with an ensuite shower room and useful storage space.

Brookwood Road is a popular road conveniently located to the shops and restaurants on Replingham Road along with the underground (328m) and excellent schools.

Chain free. Sole agents.

EPC Rating: C

Council tax: F (Refer to Wandsworth Council's website for details on cost).

AMENITIES

- Three bedrooms
- South facing patio garden
- Freehold
- Quiet residential road

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A CHARMING THREE-BEDROOM HOUSE WITH A SOUTH FACING GARDEN ON THIS POPULAR RESIDENTIAL ROAD LOCATED UNDER 320 METRES TO THE SOUTHFIELDS TUBE AND THE SHOPS AND RESTAURANTS ON REPLINGHAM ROAD.



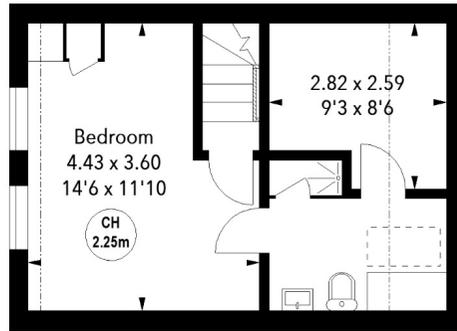


Brookwood Road, SW18

Approximate Area = 125.79 sq m / 1354 sq ft

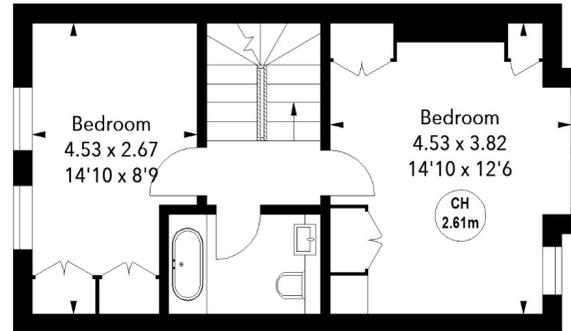


Key :
CH - Ceiling Height



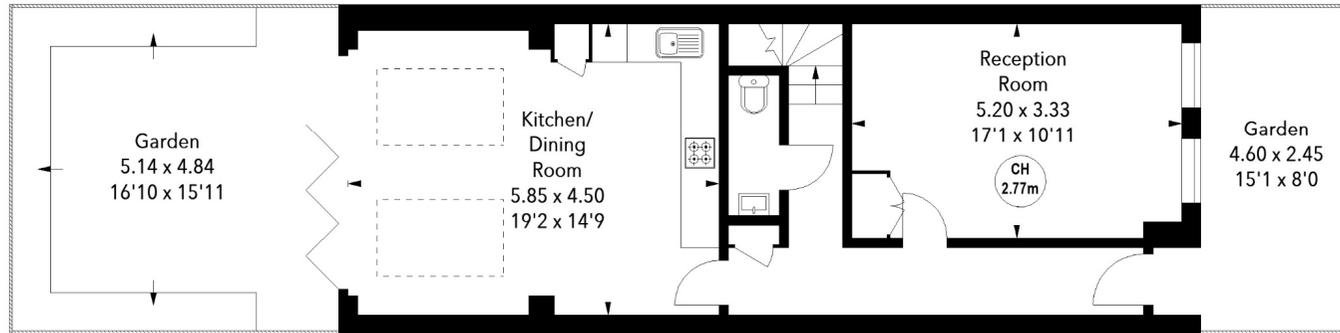
Second Floor

Approx. 29.73 sq m / 320 sq ft



First Floor

Approx. 37.53 sq m / 404 sq ft



Ground Floor

Approx. 58.53 sq m / 630 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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