



HOWARDS YARD / SW18

A LOVELY TWO DOUBLE BEDROOM FIRST FLOOR FLAT, LOCATED ONLY A 10 MINUTE WALK FROM EARLSFIELD STATION.

The property benefits from a good-sized bright reception room with plenty of space for a dining area and comfortable seating area. A separate kitchen comes well equipped with ample storage, and fully integrated appliances.

The bedrooms have a bright and airy feel and benefit from built-in storage space. A family bathroom with a bath and overhead shower completes the property.

The property is located in a purpose-built modern block on Furmage Street, Earlsfield station is only a 10 minute walk away, with great transport links to central London. Earlsfield is a popular South West London location, with a number of shops, bars and restaurants nearby.

EPC: C | Council Tax: D

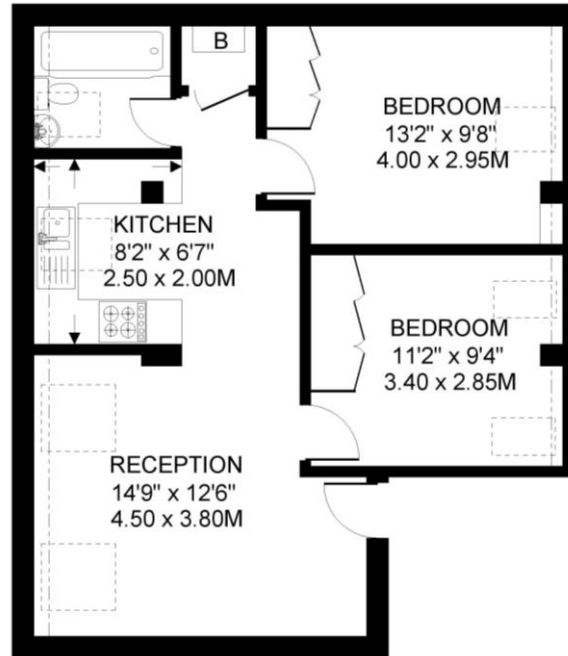


**TWO DOUBLE BEDROOMS |
RECEPTION ROOM | KITCHEN |
FAMILY BATHROOM**





APPROXIMATE INTERNAL FLOOR (LIVING) AREA
569 SQ.FT / 52.9 SQ.M.



FIRST FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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