



AMERLAND ROAD, LONDON, SW18
£775,000

Carter Jonas

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A spacious two bedroom flat over the top floors of this attractive Victorian conversion offering well-proportioned rooms throughout. The flat comprises its own private entrance with steps leading up to a large, light filled reception room with attractive bay window and wooden flooring. The kitchen to the rear has space for a dining area and doors opening out to a charming southwest facing balcony. There is a downstairs WC and a large bedroom on the same level and stairs leading up to another large bedroom with cupboard and a family bathroom with access to a large, boarded storage space in the loft.

Amerland Road is a quiet tree lined street located between Putney and Southfields.

AN EXTREMELY SPACIOUS AND TASTEFULLY REFURBISHED TWO BEDROOM SPLIT LEVEL FLAT WITH ITS OWN PRIVATE ENTRANCE AND A SOUTHWEST FACING BALCONY.



AMENITIES

- Two bedrooms
- High Ceilings
- Spacious rooms
- Southwest facing balcony

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C





Amerland Road, SW18

Approximate Area = 96.99 sq m / 1044 sq ft
 (Excluding Eaves Storage)
 Eaves Storage (not demised to property)
 18.58 sq m / 200 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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