



LYDDEN GROVE, LONDON, SW18
£685,000

Carter Jonas

LYDDEN GROVE, LONDON, SW18

A beautifully presented and charming, two-bedroom Victorian freehold house in Earlsfield with an open plan kitchen dining room, sitting room and a south facing garden.

The house is conveniently located within 0.6 miles from Earlsfield Station with its fast trains directly into Waterloo and the District Line station at Southfields is within 0.8 miles. The property also has the potential to extend into the loft subject to necessary permissions.

AMENITIES

- Two bedrooms
- Freehold house
- Open plan kitchen dining room
- Sitting room
- South facing garden
- Earlsfield location
- EPC rating D

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

A BEAUTIFULLY PRESENTED AND CHARMING, TWO-BEDROOM VICTORIAN FREEHOLD HOUSE IN EARLSFIELD WITH AN OPEN PLAN KITCHEN DINING ROOM, SITTING ROOM AND A SOUTH FACING GARDEN.



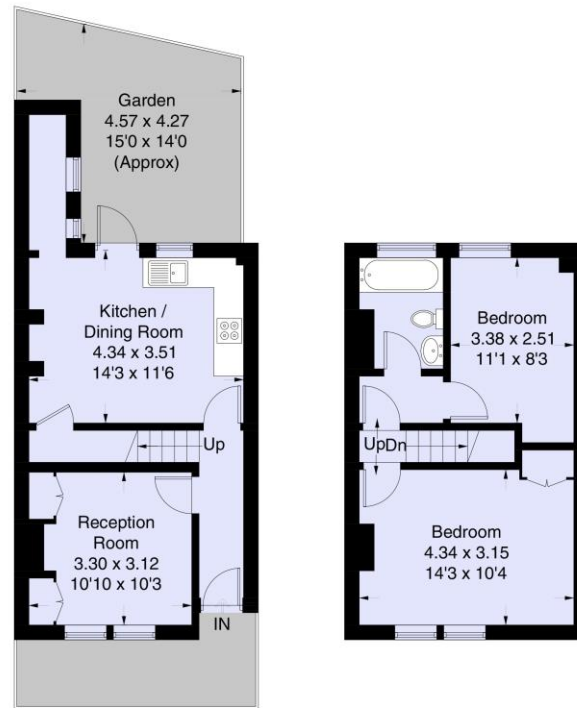
Classification E2 - Business Data



Classification L2 - Business Data

Lydden Grove, SW18

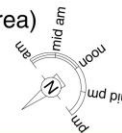
Approximate Floor Area = 67.7 sq m / 729 sq ft sq ft
(Including Limited Use Area = 1.1 sq m / 12 sq ft sq ft)



Ground Floor
34.2 sq m / 368 sq ft
(Including Limited Use Area)

First Floor
32.3 sq m / 348 sq ft
(Including Limited Use Area)

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		88
(69-80) C	67	
(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		

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
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Classification L2 - Business data