



**ALBERT DRIVE, LONDON, SW19**  
£425,000 OIEO

**Carter Jonas**

## ALBERT DRIVE, LONDON, SW19

A light filled two-bedroom flat in this quiet and popular purpose built block with the benefit of a private garage. The property is located 480m away from the tube, shops and cafes in the heart of Southfields.

This well-presented two-bedroom flat is located on the second floor and offers an abundance of natural light.

The flat comprises a spacious reception room with views across London, a separate kitchen, two good sized double bedrooms and a family bathroom. There is the added benefit of a garage.

Hertford Lodge is conveniently located on a quiet road only 480m away from the artisanal shops and restaurants in Southfields and the underground, providing access to central london.

Sole Agents. Chain free.

**A LIGHT FILLED TWO-BEDROOM FLAT IN THIS QUIET AND POPULAR PURPOSE BUILT BLOCK WITH THE BENEFIT OF A PRIVATE GARAGE. THE PROPERTY IS LOCATED 480M AWAY FROM THE TUBE, SHOPS AND CAFES IN THE HEART OF**



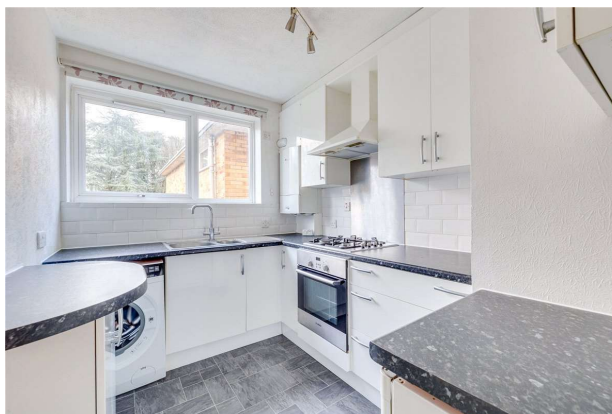
### AMENITIES

- Two bedrooms
- Share of freehold
- Private Garage
- Chain free
- Communal gardens

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

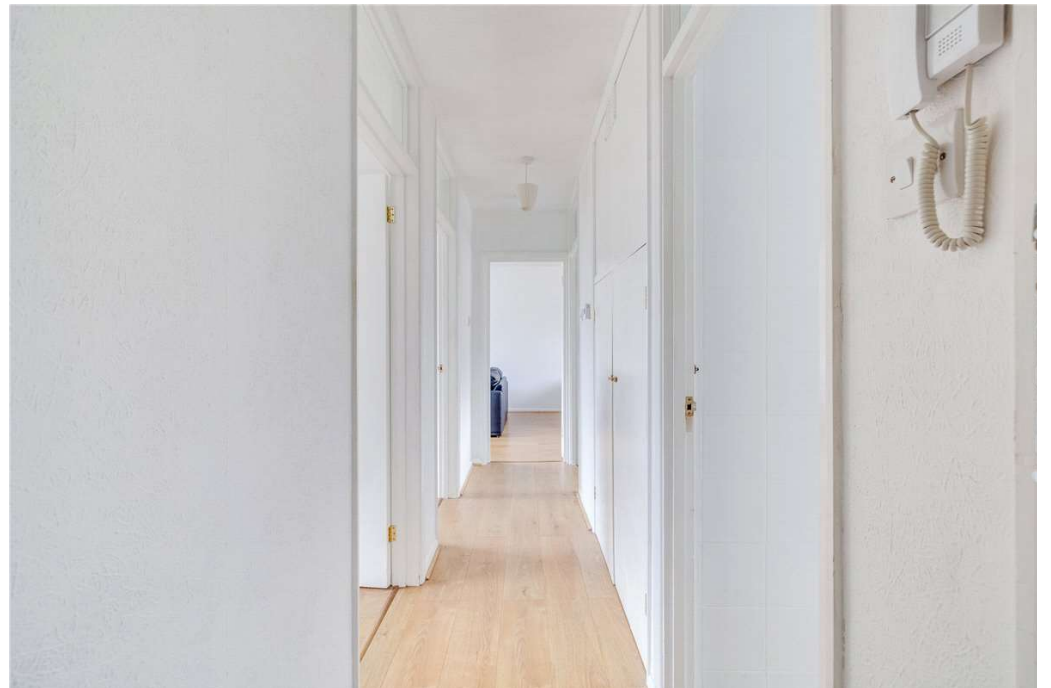
**EPC BAND** C



Classification L2 - Business Data

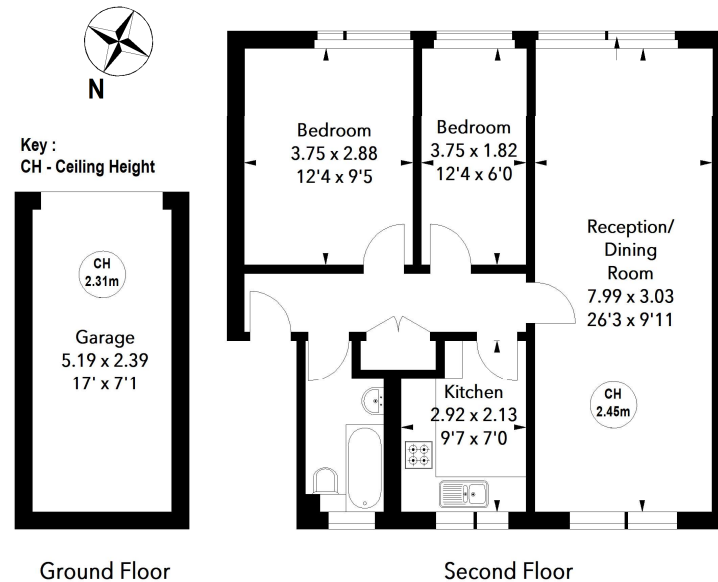






## Hertford Lodge, SW19

Approximate Area = 61.13 sq m / 658 sq ft  
(Excluding Garage)  
Garage Area = 12.45 sq m / 134 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
EU Directive 2002/91/EC		

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