



STANDEN ROAD, SW18
£725,000

Carter Jonas

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Offering well-proportioned rooms throughout, this newly refurbished ground floor flat comprises of two equal sized double bedrooms, one with an ensuite bathroom, a further shower room and a separate WC. To the rear of the property is a striking open-plan kitchen / reception with bi folding doors leading out to a private garden benefitting from a garden studio.

Set in the heart of Southfields, Standen Road is a quiet residential road ideally placed from the tube (640m), shops and restaurants in Southfields, as well as the popular Sheringdale Primary School (320m). Chain free. Sole Agent.

A BEAUTIFULLY REFURBISHED AND FULLY EXTENDED TWO-BEDROOM GARDEN FLAT LOCATED ON THIS QUIET ROAD IN THE HEART OF SOUTHFIELDS.



AMENITIES

- Two bedrooms
- High specification
- Garden
- Fantastic location

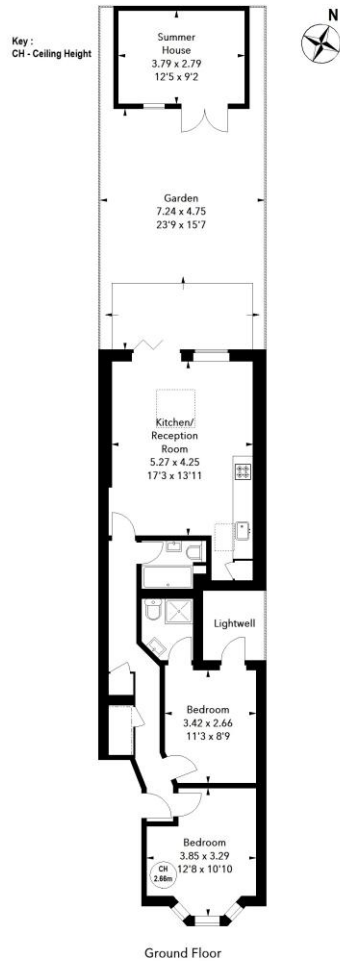
TENURE Share of freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C



Standen Road, SW18
 Approximate Area = 72.83 sq m / 784 sq ft
 (Including Summer House)
 Approximate Summer House Area = 10.68 sq m / 115 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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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