



Lydden Grove London SW18

£2,400 Per Month - Available Now

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully presented three bedroom house in Earlsfield.

Three double bedrooms | Double reception room | Modern kitchen/Breakfast Room | South West facing garden | Two bathroom suites | Quiet residential area.

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. The property is approached via a tiled front garden, offering storage facility as and secure motorbike parking. On entering the property, double doors lead into an double reception space currently split into dining area and sitting area. Steps lead down to the kitchen, which benefits from a good range of wall and base units and integrated appliances including dishwasher. Double doors then lead out to the rear, south facing garden. On the first floor are two double bedrooms, both of which offer fitted wardrobes with good storage and a smaller room which works ideally either as a study or as a cot room. The bathroom is well finished with underfloor heating, a white bath suite with

overhead shower, W.C. and basin with storage under. On the second floor is the master bedroom, benefiting again from integrated wardrobes, as well as a recently refurbished en-suite shower room with under floor heating, tiled floor and walls. It is to be noted that all the windows in the house are double glazed.



Dining Area



Reception Room

Hamptons Earlsfield and Southfields

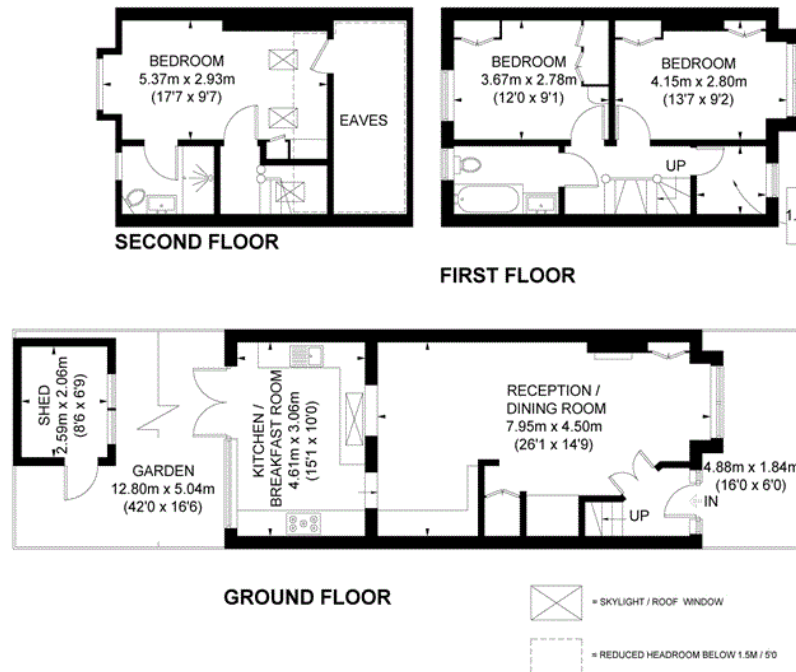
350-352 Garratt Lane

London SW18 4ES

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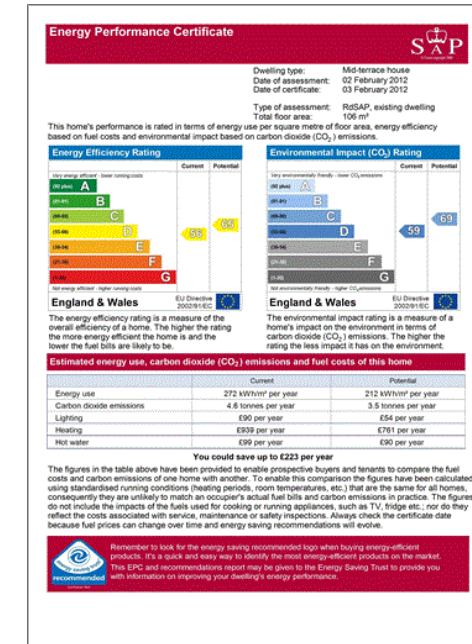
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LYDDEN GROVE



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)
GROUND FLOOR = 542 SQ. FT. (50.4 SQ. M.)
FIRST FLOOR = 374 SQ. FT. (34.8 SQ. M.)
SECOND FLOOR = 216 SQ. FT. (20.1 SQ. M.)
SHED = 57 SQ. FT. (5.3 SQ. M.)
REDUCED HEADROOM / EAVES
124 SQ. FT. (11.5 SQ. M.)
TOTAL = 1313 SQ. FT. (122.1 SQ. M.)

This 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID234347)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.