



Sulina Road, London
SW2



Beyond your expectations

A charming two bedroom semi detached cottage EPC:E

Hamptons International
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Two Bedrooms | Sitting Room | Dining Room | Kitchen | Bathroom | Side Access | South-West Facing Garden

Asking Price £545,000 Freehold

Description

A charming two bedroom semi-detached cottage which is well proportioned and full of character. Entertainment space comprises a fully fitted kitchen, dining room and front reception room, whilst accommodation space extends to two good sized double bedrooms and a family bathroom. The property further benefits from; a south-west facing courtyard garden, a generous loft, a side gate for access to the garden, new double glazed hardwood sash windows and plenty of character throughout.

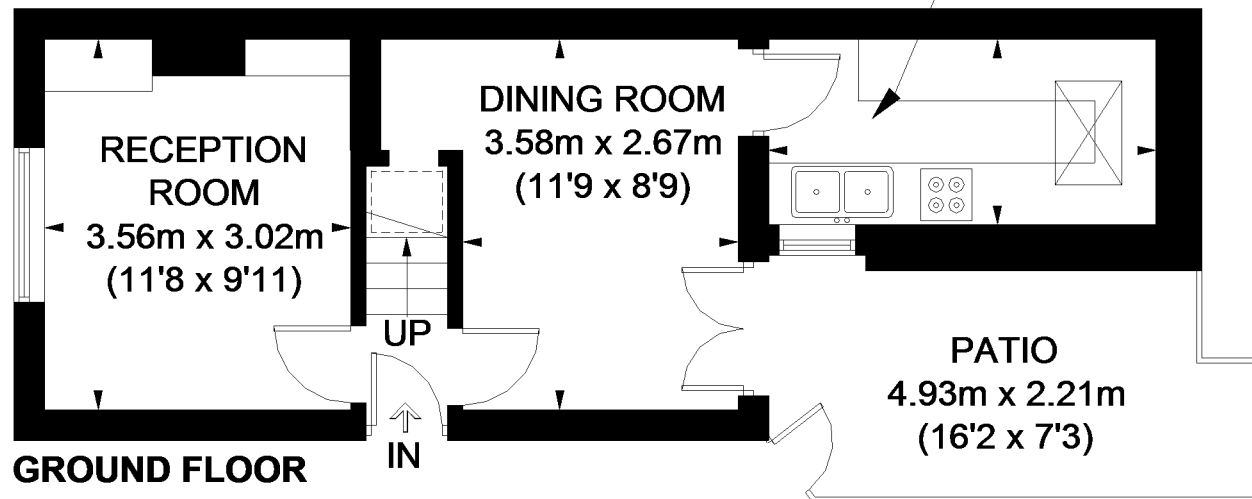
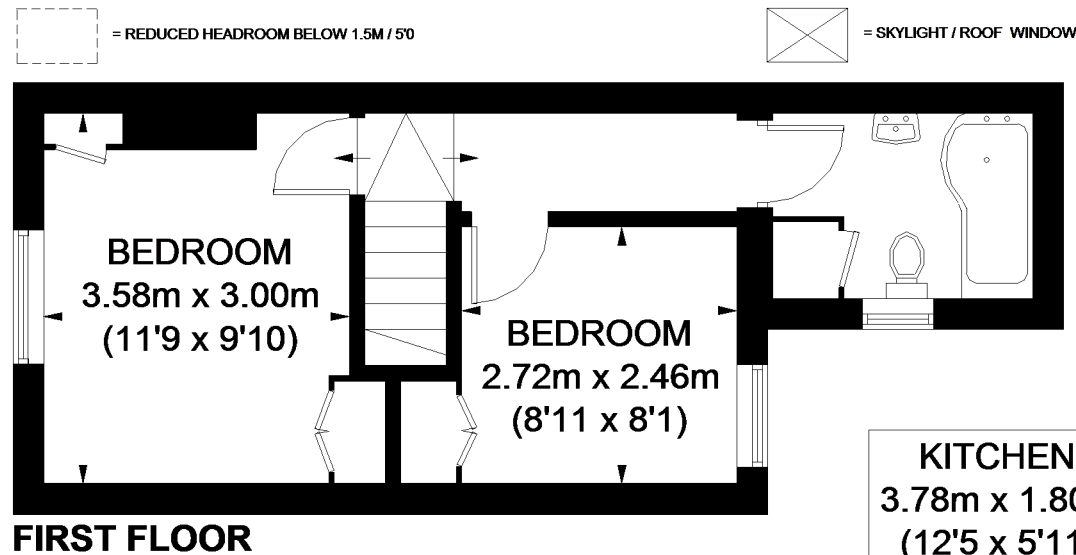
Location

The property is excellently located for a variety of different transport links which give easy access to central London via the over ground at Streatham Hill, the Victoria Line from Brixton tube, and the Northern line at Clapham Common.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SULINA ROAD



THIS PLAN HAS BEEN DRAWN FROM SUPPLIED PLANS, STRICTLY FOR USE AS A GUIDE ONLY
 APPROXIMATE GROSS INTERNAL AREA
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 340 SQ. FT. (31.6 SQ. M.)
 FIRST FLOOR = 308 SQ. FT. (28.6 SQ. M.)
 REDUCED HEADROOM = 4 SQ. FT. (0.4 SQ. M.)
 TOTAL = 652 SQ. FT. (60.6 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 (ID271970)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

