



BYARDS CROFT, SW16  
OIEO £350,000 LEASEHOLD

## EXPANSIVE MAISONETTE WITH GARDEN AND LOFT POTENTIAL

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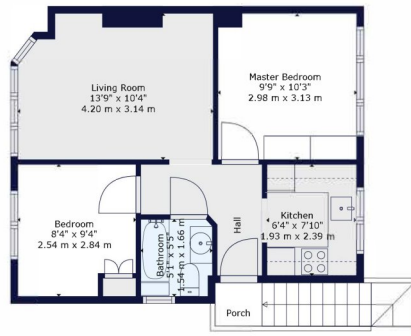
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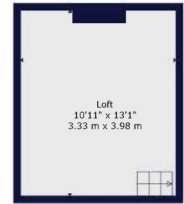
## DESCRIPTION:

Nestled in a quiet residential cul-de-sac, this two-bedroom maisonette presents an exceptional opportunity with a larger-than-average private garden and a spacious loft with potential to extend (STPP). This well-proportioned home offers comfortable living space, boasting modern interiors while retaining scope for personalisation. As you step inside, the welcoming porch leads into a bright and airy living room, ideal for relaxing or entertaining. The separate kitchen is thoughtfully designed, offering ample storage and workspace. The first bedroom is versatile and could serve as a home office or guest room. The second bedroom is well-sized, with generous natural light enhancing its appeal. A well-appointed bathroom completes this level. A standout feature of this property is the extensive private garden, a true urban oasis perfect for outdoor dining, gardening, or simply unwinding. Additionally, the spacious loft provides significant potential for expansion, subject to planning permission. This home is well-connected with excellent transport links and a range of local amenities. With a very long lease, this is a rare opportunity for buyers seeking a home with future potential.

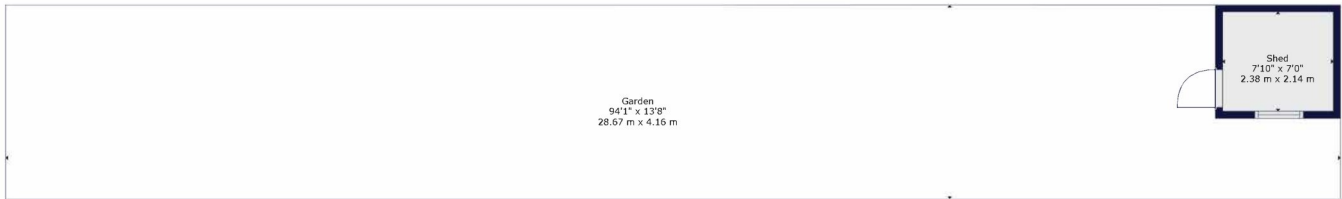




Floor 2



Floor 3



Floor 1

**TOTAL: 547 sq. ft, 50 m<sup>2</sup>**

FLOOR 2: 456 sq. ft, 42 m<sup>2</sup>, FLOOR 3: 91 sq. ft, 8 m<sup>2</sup> EXCLUDED AREAS: SHED: 55 sq. ft, 5 m<sup>2</sup>, GARDEN: 1218 sq. ft, 113 m<sup>2</sup>, PORCH: 43 sq. ft, 4 m<sup>2</sup>, LOW CEILING: 53 sq. ft, 5 m<sup>2</sup>

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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 912 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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