



ENGADINE STREET, SW18
£695,000 SHARE OF FREEHOLD

A stunning split-level Edwardian flat situated in the highly desirable Southfields 'Grid'

Southfields | 020 8877 1000 | southfields@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

This property has been fully extended and refurbished to an extremely high level by the current owners.

Arranged over the first and second floors, this property includes a wonderful open-plan kitchen/reception room occupying the full length of the first floor. With high ceilings and an abundance of natural light there is wood flooring throughout. The reception room features bespoke cabinetry and plantation shutters whilst the high specification kitchen includes plenty of storage and integrated appliances.

There are two good-sized double bedrooms, the first of which is on the first floor, served by a contemporary family bathroom with bath and shower over. The master bedroom occupies the top floor and benefits from a walk-in wardrobe, en-suite bathroom with walk-in shower and dual sinks, as well as floor to ceiling windows with Juliette balcony and air-conditioning.

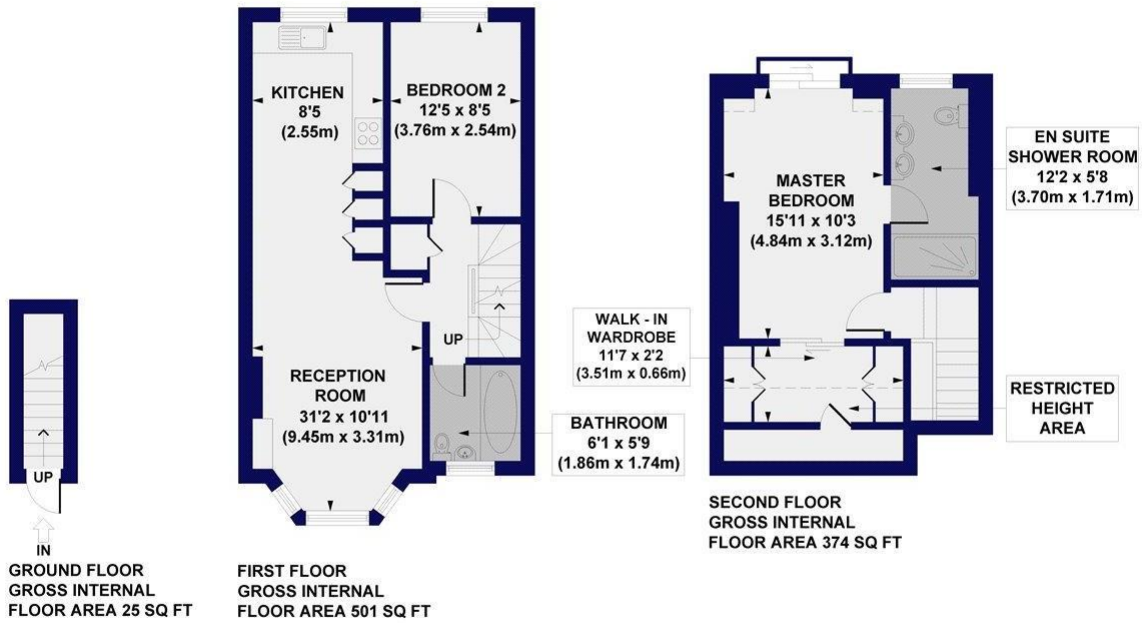
Engadine Street is in the highly sought after Southfields Grid and close to all the shops, cafes, and restaurants of Southfields village centre and the District Line underground station.





Engadine Street, SW18

Approx. Gross Internal Floor Area 901 sq. ft / 83.66 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 753 sq. ft / 69.99 sq. m (Excluding Restricted Height Area)



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 CP Creative. 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.

Winkworth

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.

Tenure: Share of Freehold

Term: 108 years and 10 months (underlying lease)

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.

Southfields | 020 8877 1000 | southfields@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.