

Winkworth

Flat B, 6 Granville Road, SW18 5SL





A well-presented, spacious, two double bedroom split-level apartment in the heart of Southfields, boasting high ceilings and ample natural light throughout.

Upon entering on the first floor, you'll find a generous open-plan reception and dining room, featuring light wooden flooring, a beautiful, intricately carved fireplace, built-in shelves awaiting your personal touch, and a large bay window that floods the space with natural light. Adjacent to the living area is a separate kitchen, accessed through an elegant arched doorway. The kitchen is well-equipped with modern appliances and offers ample storage.

Upstairs, the top floor hosts the two double bedrooms, both of similar size, with large windows and convenient built-in wardrobes. A stylish contemporary bathroom with chic tiles and a shower bath completes this floor.

Additional benefits include beautiful communal gardens, off-street parking for one car, and a shared visitor parking space. There is also the potential to extend into the roof space, subject to necessary planning consents. Granville Road enjoys a prime location, just moments from King George's Park, Southfields Tube Station, and the vibrant selection of shops and cafés in Southfields Village.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Features

- Two Double Bedrooms
- Off-Street Parking
- Communal Gardens (*space for shed & bike storage*)
- S/C c. £1800 PA
- GR Peppercorn

### Share of Freehold

Approx. 959 Yrs

### Internal Area

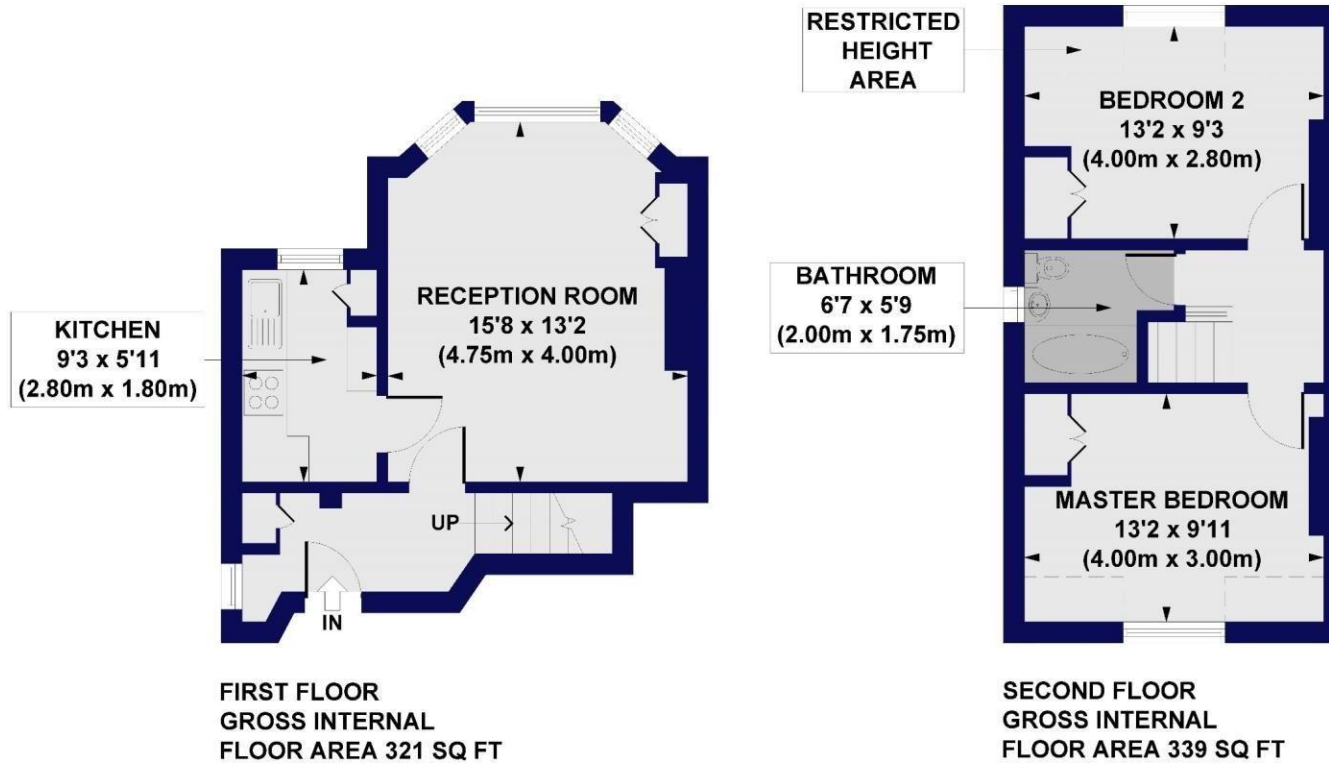
Total 659 sq. ft/ 61.24 sq. m

### Price

**£510,000**

**Granville Road, SW18**

Approx. Gross Internal Floor Area 659 sq. ft / 61.24 sq. m (Including 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.

