



PHILIP  
BOOTH  
ESQ.



## 2 Quinton Street, London, SW18 3QS

£700,000

- Full freehold ownership
- Three bedrooms
- Private courtyard garden
- Staff member ownership disclosure applies (Estate Agents Act 1979)
- Offered with vacant possession
- En-suite shower room to the principal bedroom
- Short walk to Earlsfield Station, cafés, bars and restaurants
- Approximately 901 sq ft (84 sq m)
- Open-plan kitchen/reception room
- Excellent access to London Waterloo and close to parks

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# 2 Quinton Street, London SW18 3QS



Council Tax Band: D



## **ACCOMODATION**

Offered with vacant possession and with the rare advantage of owning the full freehold, this beautifully presented three-bedroom apartment forms part of an attractive Victorian building in the heart of Earlsfield.

Extending to approximately 901 sq ft (84 sq m), the property offers well-balanced accommodation with an appealing blend of period character and contemporary styling. At its heart is a generous open-plan kitchen/reception room, providing clearly defined sitting and dining areas and creating a wonderfully sociable living space. The modern kitchen is fitted with sleek gloss cabinetry, timber work surfaces and integrated appliances, while large sash windows throughout ensure an abundance of natural light.

The principal bedroom is particularly impressive, enjoying the benefit of a stylish en-suite shower room and attractive period features. Two further bedrooms provide excellent flexibility for family life, guests or those requiring a home office, all served by a well-appointed family bathroom.

Outside, a private courtyard garden offers a low-maintenance outdoor retreat, perfectly suited to al fresco dining and summer entertaining.

Quinton Street enjoys an enviable position within Earlsfield, just a short walk from Earlsfield Station, providing regular services to London Waterloo. The excellent selection of independent cafés, bars, restaurants and shops along Garratt Lane are all within easy reach, together with nearby green spaces including King George's Park and Wandsworth Common.

Properties of this nature are seldom available, particularly with the additional benefit of the full freehold ownership and the convenience of being offered with no onward chain and vacant possession.

In accordance with the Estate Agents Act 1979, we are required to disclose that this property is owned by a member of staff of Philip Booth Esq.

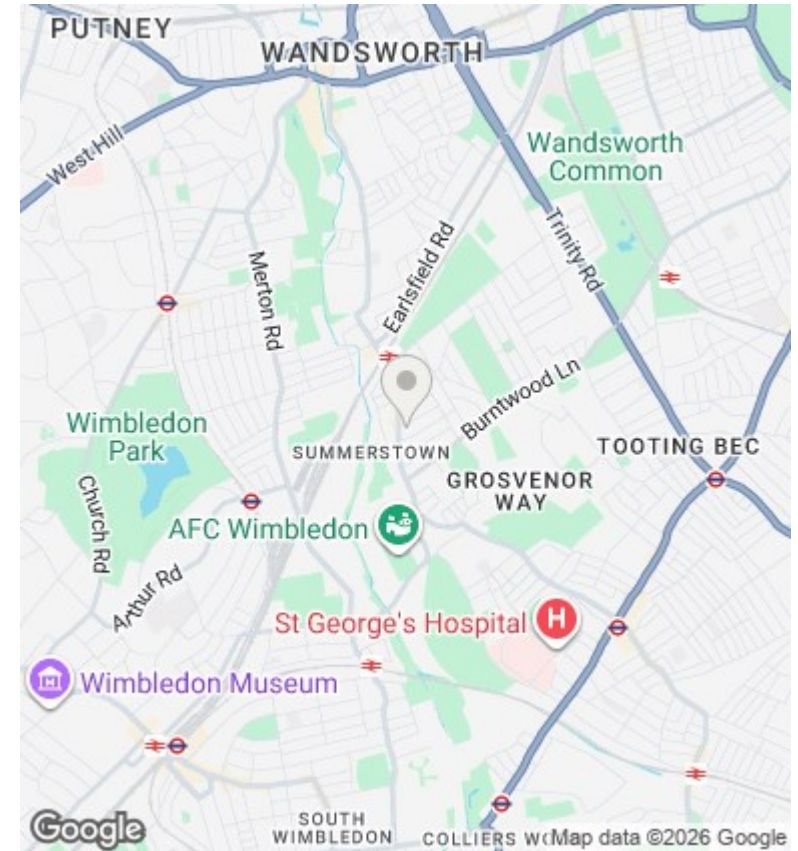




Approximate Gross Internal Area 901 sq ft - 84 sq m



Ground Floor



## Directions

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

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