



**Pentland Street**  
Earlsfield SW18

**Carter Jonas**

## Pentland Street Earlsfield SW18

This is an amazing newly developed 2 storey house that literally defines the word maisonette and is almost unique in its offering of the ideal investment, pied à terre, or home for a first time buyer. On the ground floor, the superb reception room is zoned providing an impressive contemporary kitchen range with built-in utilities and an area for dining and relaxing. Almost the entire front wall is dedicated to window offering a wealth of natural light and in addition there is also a concealed storage cellar. Upstairs, the bedroom has an excellent range of built-in wardrobes and a beautiful and well equipped en suite bathroom. Offered with no onward chain, this property is ready to move into.

Pentland Street is situated a short distance from Earlsfield and Wandsworth Town Centres and all that they have to offer. The impressive Southside Shopping Centre, two major supermarkets, an array of bars and restaurants and for the active, a Virgin Gym are all not far away. Trains are available from either Earlsfield or Wandsworth Town railway stations, whilst there are good bus routes and easy access to all the main arterial routes to the south and west.

### AMENITIES

- Double bedroom
- Bathroom
- Reception room
- Storage cellar

### TENURE

Freehold

### LOCAL AUTHORITY

Wandsworth

### EPC

Rating C



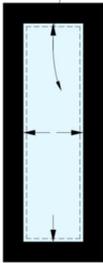


## Pentland Street, SW18

Approximate Gross Internal Area = 51 sq m / 548.7 sq ft  
 (Excluding Cellar Storage)  
 Storage = 1.0 sq m / 11 sq ft  
**Total = 52 sq m / 559.7 sq ft**

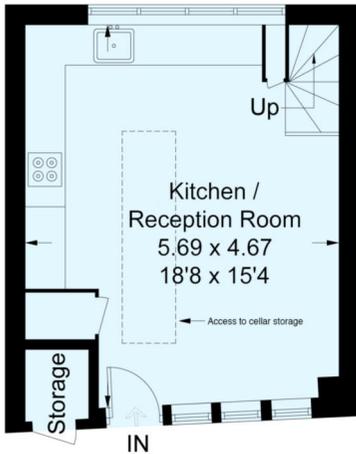


Cellar Storage  
 3.23 x 0.91  
 10'7 x 3'0

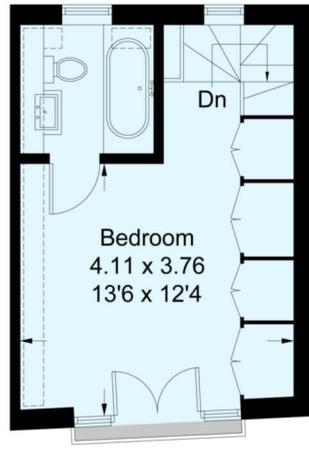


 = Reduced headroom below 1.5m / 5'0

### Cellar Storage



### Ground Floor



### First Floor

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. (ID294584)



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