



JAMES  
ANDERSON



## FOR SALE

**£600,000**

Umbria Street, London, SW15

Guide Price

This rare to the market, stylish split level apartment has been meticulously refurbished by the existing owners while offering ample living space suited for entertaining and a leafy, peaceful and private location in the highly regarded Umbria Street.






This lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals, while the home is located on a neat corner plot.

The property benefits from a comfortable living room and a beautiful kitchen/diner while the dining room offers a multi use option alongside a lovely three piece bathroom suite.

Upstairs there are two spacious bedrooms with bedroom one featuring an en-suite shower room and plenty of storage space while outside offers a private and secluded garden. A viewing is highly recommended for a home of this calibre.

Umbria Street in the SW15 area of London is a residential road located in the southwestern part of the city, within the borough of Wandsworth. The area is typically quiet and residential, offering a mix of terraced houses and

-  Two Spacious Bedrooms With Private Garden
-  Bathroom Suite & En-Suite Shower Suite
-  Spacious Lounge & Dining Room
-  Stylish Fitted Kitchen With New Appliances
-  EPC Rating - TBC

-  Prime Location For Transport Links
-  Within Catchment For Highly Regarded Schools
-  Quiet & Peaceful Location Near Green Open Spaces
-  Completely Refurbished From Top To Bottom
-  No Onward Chain



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

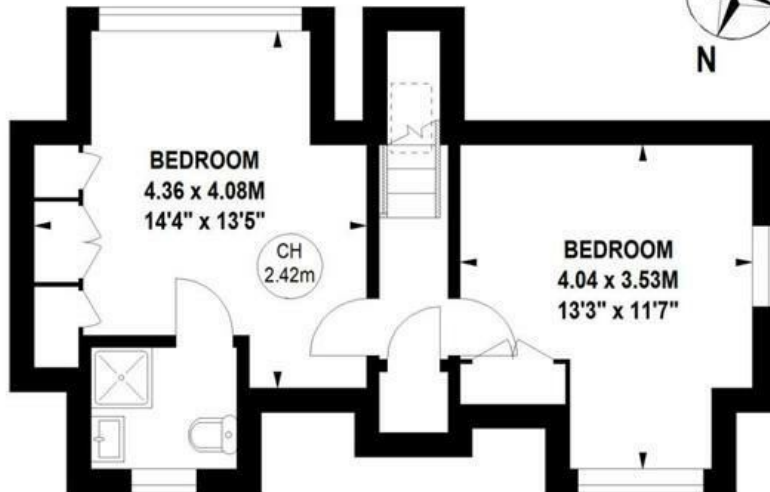
020 8788 6611

# Umbria Street, SW15

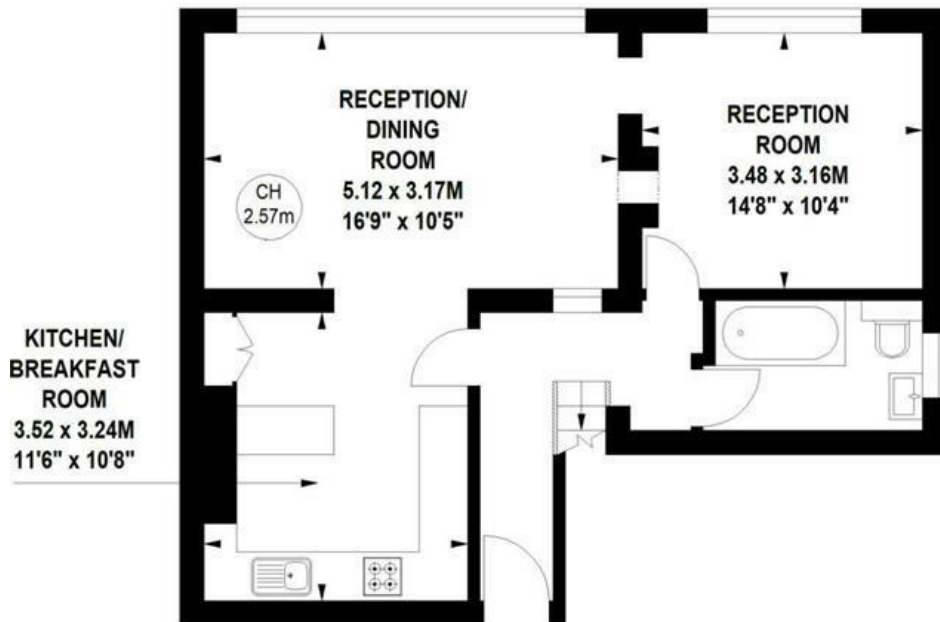
Approximate gross internal area

Key :  
CH - Ceiling Height

87.88 sq m / 946 sq ft



Third Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		77	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) <b>B</b>			
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