



JAMES  
ANDERSON



## FOR SALE

£750,000

### Disraeli Road, London, SW15

Nestled on the charming Disraeli Road in London, this exquisite flat conversion offers a delightful blend of modern living and period elegance. Spanning an impressive 1423 square feet, the property boasts two generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. The main bedroom features a stylish en-suite bathroom, while a convenient W.C is located on the first floor, catering to both residents and guests.

The living area is a true highlight, showcasing beautiful period features, including stunning timber double-glazed arched windows that flood the space with natural light. The gorgeous living room provides a perfect setting for relaxation and entertaining. The modern fitted kitchen is equipped with built-in appliances and sleek stainless steel worktops, making it a joy for any home cook.

This flat is thoughtfully laid out over two floors, offering excellent proportions throughout. The property is in immaculate condition, reflecting a stylish aesthetic that is both inviting and practical. Residents will also appreciate the side access to a well-maintained south facing communal garden and a studio with power, providing additional space for hobbies or work.

With a share of freehold and no service charge, this property is an attractive option for first-time buyers. The building has recently undergone major works, ensuring peace of mind for future maintenance. This light and spacious flat is not only a beautiful home but also an ideal investment in a sought-after location just moments from the High Street and Overground.



Two large double bedrooms, fitted wardrobes



Two bathrooms, en-suite to the main bedroom, W.C on the first floor



Gorgeous living room, all period features beautiful timber double glazed arched windows



Modern fitted kitchen, built in appliances, stainless steel worktops



Share of freehold/ no service charge, Ad hoc, well maintained building, major works recently completed



Over two floors, first and second floor, 1423 Sq ft



Side access to a communal garden and studio with power



Immaculate condition, very stylish and well laid out with a pretty façade



Light and spacious, excellent proportions throughout, an ideal first time purchase



EPC rating - D/ council tax band D



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

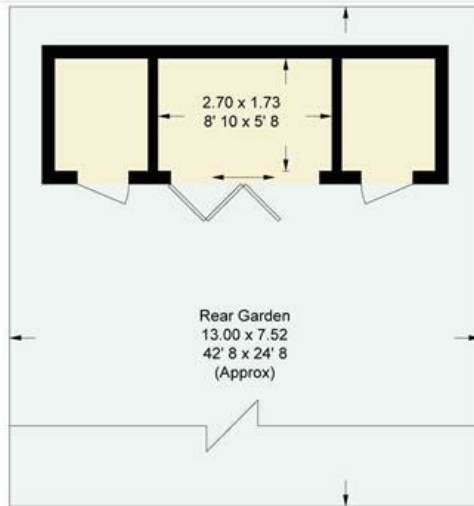
0208 785 4400

# Disraeli Road

Approximate Gross Internal Area = 1423 sq ft / 132.3 sq m  
(Including Outbuilding)  
Outbuilding = 111 sq ft / 10.3 sq m



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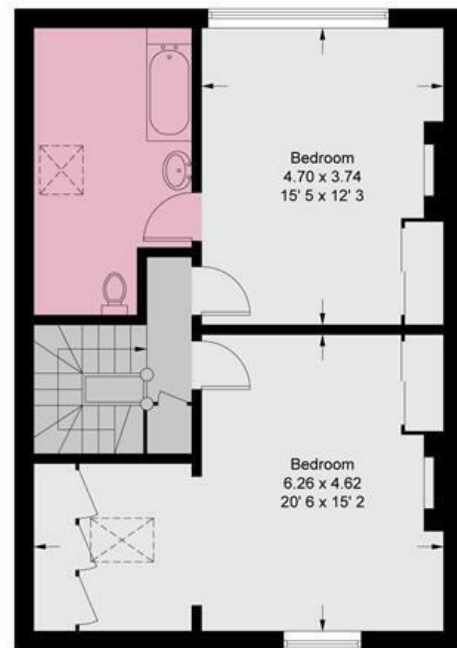


Ground Floor



Ground Floor  
34 sq ft / 3.2 sq m

First Floor  
639 sq ft / 59.4 sq m



Second Floor  
639 sq ft / 59.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| 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 |                         |           |
| <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 |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

