

Winkworth

Engadine Street, Southfields, SW18 5DU



P Permits holders only  
Mon - Fri  
1.30 pm - 2.30 pm

XTAL

93

PORCH  
Rover 5



A fantastic period home located in the highly desirable Southfields 'Grid'. Offered to the market with no onward chain, this property provides spacious accommodation across three floors including a large open plan kitchen/dining room, leading into a cosy living room to the front. French doors open onto a private westerly aspect rear garden. On the upper floors, five bedrooms are serviced by two smart bathrooms. Early viewing is advised.

Engadine Street is located in the highly sought after Southfields Grid and close to all the shops, cafes, and restaurants of Southfields village centre and the District Line underground station

- Period House
- Southfields Grid
- Open Plan Kitchen Dining
- Westerly Aspect Garden
- Five Bedrooms
- Two Bathrooms
- 1,469 Sq. Ft.
- No Onward Chain

# Engadine Street, Southfields, SW18 5DU



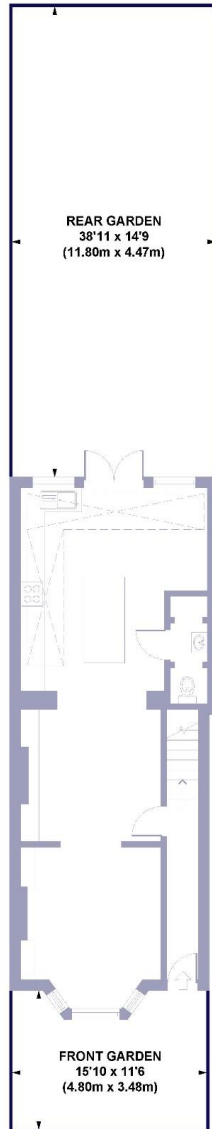
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Freehold

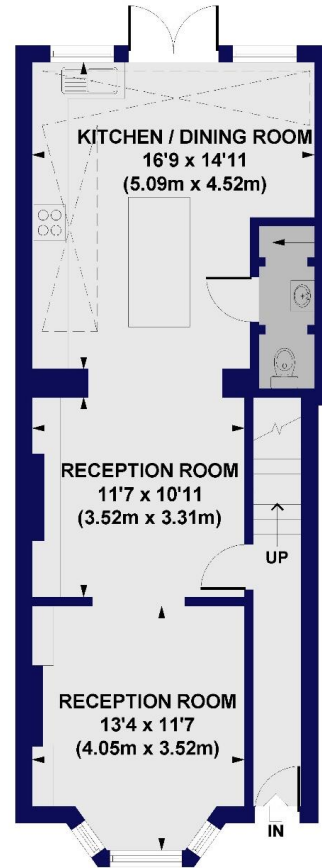
Internal area  
Approximate gross internal area:  
**Total 1,469 sq ft / 136.45 sq m**

## Engadine Street, SW18

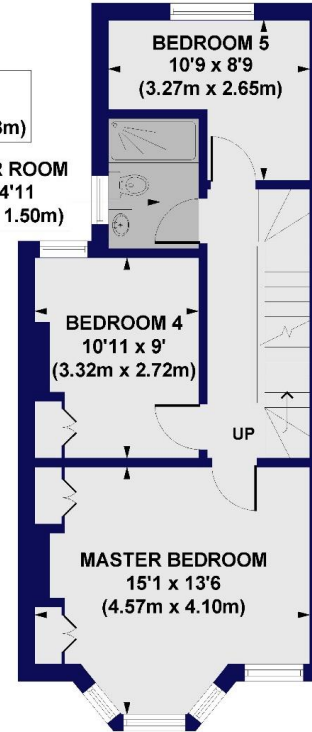
Approx. Gross Internal Floor Area 1469 sq. ft / 136.45 sq. m



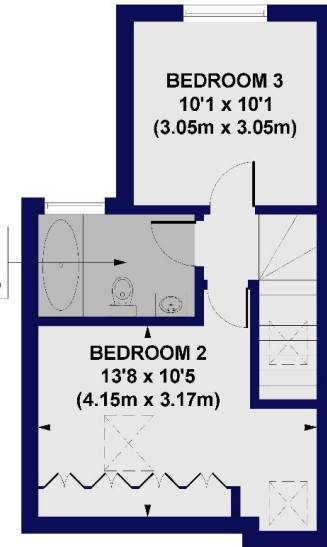
SITE PLAN



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 622 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 490 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 357 SQ FT

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.

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W621 Ravensworth 01670 713330

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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