

Emma's

ESTATE AGENTS

Est. 1995

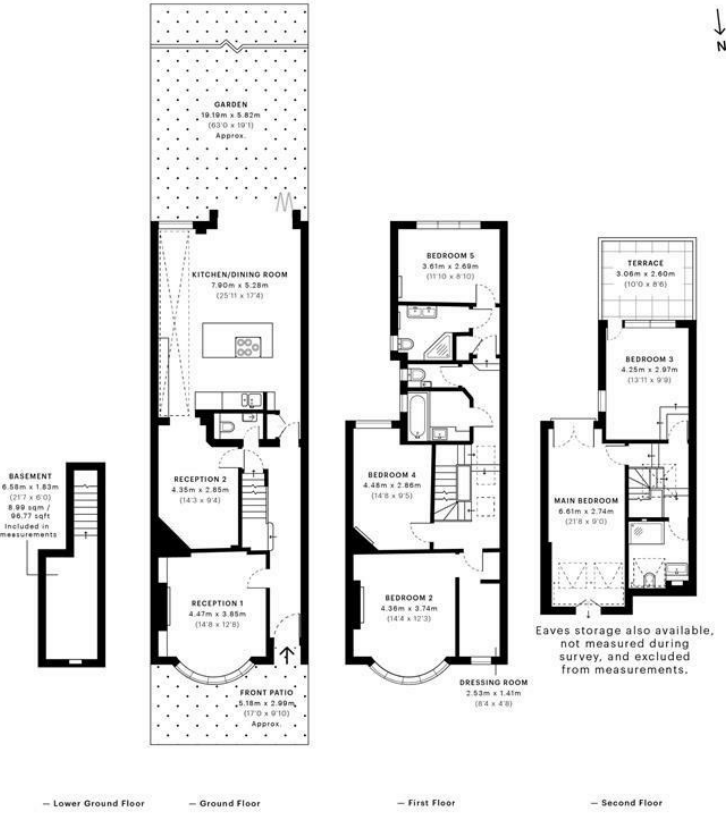


10 Wyatt Park Road, London, SW2 3TP

A large, Victorian terraced house. Spread across 3 floors, the large house has 5 bedrooms, 3 bathrooms, 2 additional separate WCs, 2 reception rooms, and a stunning dining room kitchen as well as a basement and large private garden. Lovingly restored the house is a blend of sympathetic and high-quality modern improvements blended with original features which have been retained wherever possible.

- Freehold and chain free
- On-street residential permit parking
- Period features retained where ever possible
- Private rear garden
- Proximity to a number of local schools
- Excellent transport connections
- Loft conversion completed
- Vibrant locale area with amenities
- Additional planning permission secured

£1,400,000



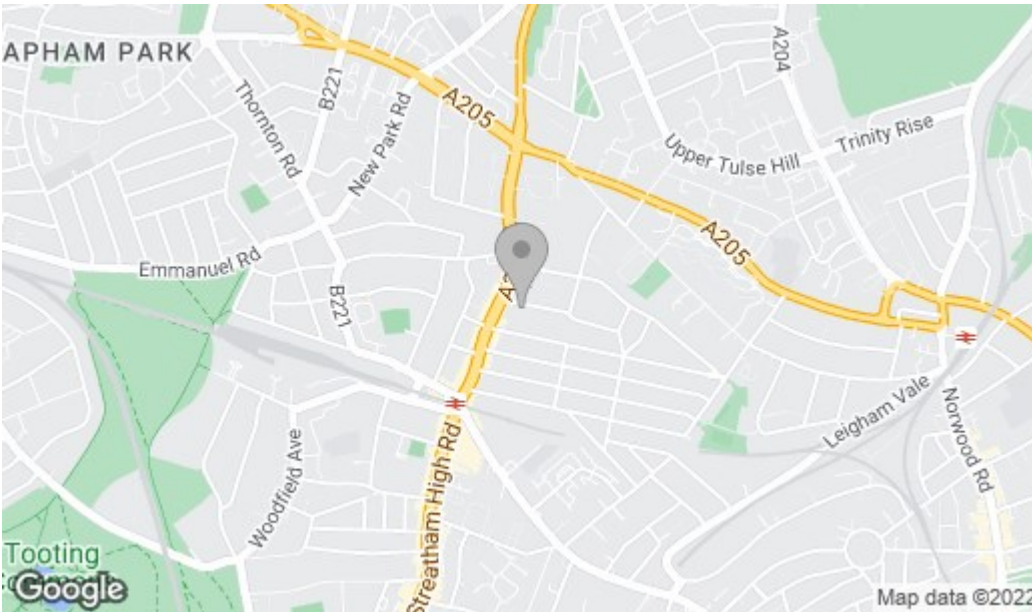
	GROSS INTERNAL AREA (GIA) The footprint of the property 200.23 sqm / 2155.26 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, restricted head height 180.82 sqm / 1946.33 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.88 sqm / 84.82 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.8m 2.81 sqm / 30.25 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 199.45 sqm / 2145.66 sqft
IPMS 3C RESIDENTIAL 190.40 sqm / 2049.45 sqft

map id: 625007f6e220c80dd3185026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

68 Streatham Hill, London, SW2 4RD

Tel: 0208 677 6608 ~ Email: mail@emmasestateagents.co.uk

VAT No: 248 9798 28 ~ Company Registered in England and Wales No. 10219095

