



## Borrodaile Road

London, SW18

£415,000

C. Scott & Co are delighted to offer to the market this two double bedroom ground floor purpose-built maisonette with its own front door, front garden and direct access onto a very large outside space to the rear.

Once entering the property, you are greeted with a wide hallway area with storage cupboards and space for bikes, and a doorway into the bathroom. Along the hallway there is a bright reception room with glazed doors leading onto a large outside space.

The kitchen is neutrally decorated with fitted units and space for a washing machine and fridge freezer, plus additional cupboards for extra storage. There are two large double bedrooms, with the second a fantastic size for renting out to get added income, and also for people buying together that need equal space.

Sitting on the edge of the development this property has the best location of all the homes that are located here. It is within a stones throw of Southside Shopping Centre, the Ram Quarter and all the restaurants and bars of central Wandsworth all within a very short walk. Wandsworth town station is under ten minutes walk away, which has superb connections to London Waterloo, Vauxhall and Richmond/Twickenham.

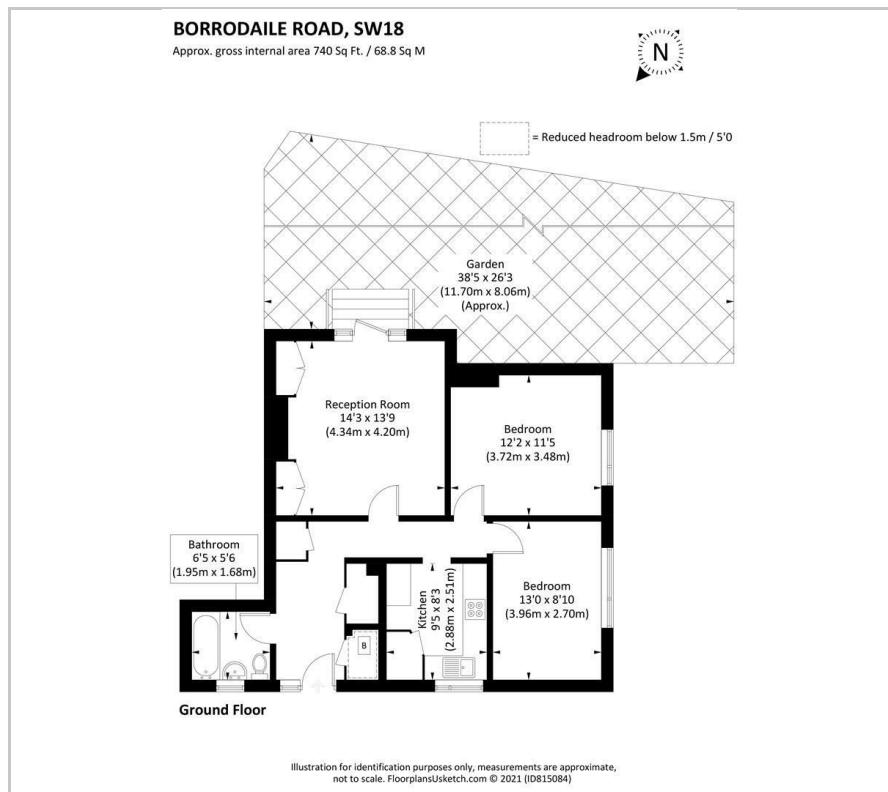
- Two double bedrooms
- Own entrance and front garden
- Spanning over 740 sqft
- Outside space to the rear of the property
- Walking distance from Wandsworth Town
- Array of bars and restaurants locally
- Central Wandsworth
- Ideal first buy or Investment
- An approximate yield return of 4.2%

### Viewing

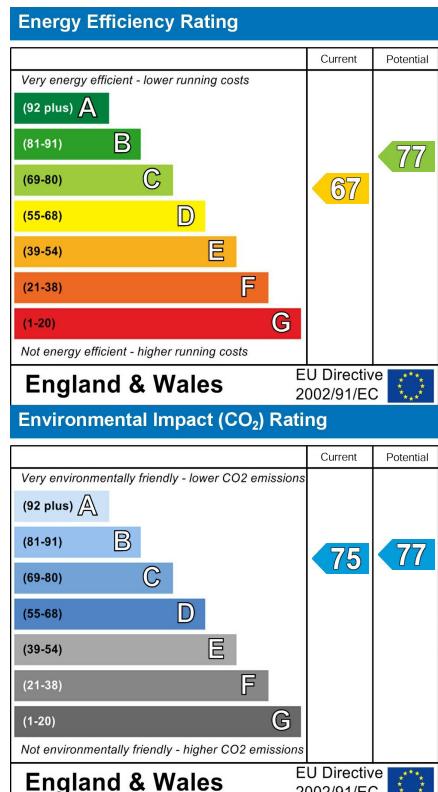
Please contact our Carrie Scott Office on 02088711729 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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