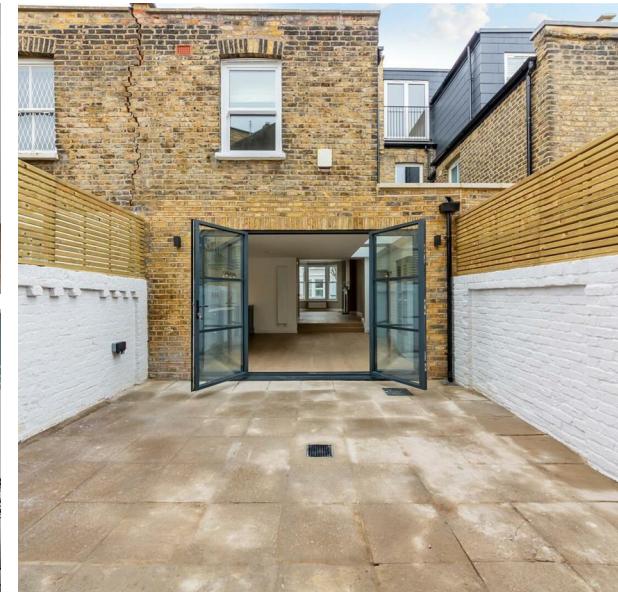


27 EWALD ROAD, LONDON, SW6 3NB

£6,500 PER MONTH

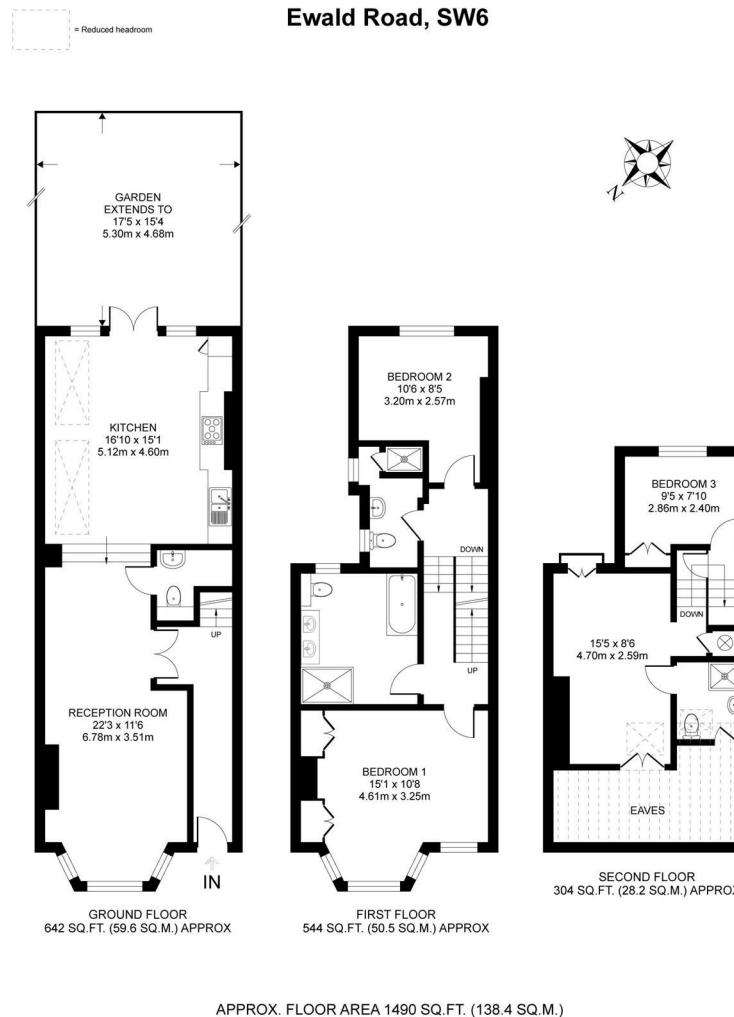
COUNCIL TAX BAND: G

TRISPENS



HAVING BEEN RECENTLY REFURBISHED TO THE HIGHEST OF STANDARDS, THIS BEAUTIFUL, FOUR-BEDROOM, THREE-BATHROOM, FAMILY HOME IS OFFERED ON AN UNFURNISHED BASIS. SITUATED ON THIS PEACEFUL RESIDENTIAL STREET, IN A QUIET POCKET OF SW6, MOMENTS TO PUTNEY BRIDGE UNDERGROUND STATION, THE HURLINGHAM CLUB AND PARSONS GREEN, THIS MID-TERRACED HOUSE COMPRISES OF A GENEROUS GROUND-FLOOR RECEPTION ROOM, WITH LARGE BAY WINDOW, WOODEN FLOORS WHICH LEAD TO A LARGE EAT-IN KITCHEN WITH ACCESS DIRECTLY ONTO ITS OWN SOUTH FACING PATIO GARDEN. THE DESIGNER KITCHEN INCLUDES A DOUBLE SMEG OVEN WITH FIVE-RING GAS HOB. THERE IS A GUEST WC, WHICH CONVENIENTLY HOUSES BOTH THE BOSCH WASHING MACHINE AND SEPARATE BOSCH TUMBLE DRYER, NEATLY AWAY FROM THE KITCHEN. THE MASTER BEDROOM, HAS AMPLE FITTED STORAGE, AND IS NEXT TO AN EXQUISITE FAMILY BATHROOM, WITH LARGE BATHTUB, TWIN SINKS, AND WALK-IN DOUBLE SHOWER. THERE IS A FURTHER DOUBLE BEDROOM ON THE FIRST FLOOR, ALONG WITH ANOTHER BEAUTIFULLY FINISHED SHOWER ROOM. THERE IS A FURTHER DOUBLE BEDROOM LEADING TO THE SECOND FLOOR, AND OCCUPYING THE SECOND FLOOR IS ONE FURTHER DOUBLE BEDROOM, WITH ACCESS TO EAVES STORAGE AND ITS OWN ENSUITE SHOWER ROOM. HAVING UNDERGONE COMPLETE REFURBISHMENT ONLY IN 2023, ALL CARPETS, FLOORING, PAINT WORK, BOILER, BATHROOMS WERE NEW, AND FOR THOSE WITH THEIR HEATING BILLS IN MIND, ALL WINDOWS HAVE ALSO BEEN REPLACED WITH ENERGY-SAVING DOUBLE GLAZING WINDOWS, BRINGING THIS PROPERTY'S EPC RATING UP TO AN IMPRESSIVE C GRADE. EWALD ROAD IS EXCELLENTLY LOCATED JUST MOMENTS TO THE UNDERGROUND STATION AT PUTNEY BRIDGE (DISTRICT LINE), AND ANY DRIVER WILL BE PLEASED WITH THE SHORT ROUTE TO THE A4, JUST A HOP AWAY. AS WITH ANY PROPERTY THAT HAS JUST UNDERGONE EXTENSIVE REFURBISHMENT, THERE IS NO DOUBT THIS WILL LET VERY QUICKLY, SO DO NOT DELAY IN CONTACTING US TO ARRANGE A VIEWING.

**TIM LAWLER 35 EMMANUEL ROAD**  
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Whilst every attempt has been made to ensure the accuracy of the floor plan, all dimensions are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

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