

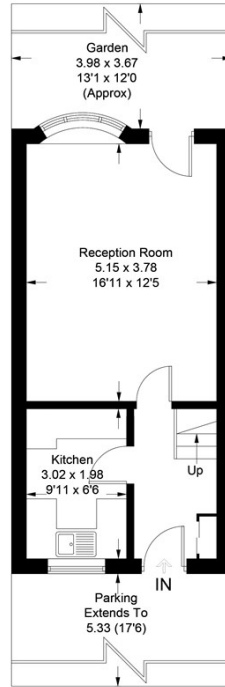


46 ALDER ROAD
LONDON, SW14 8ER

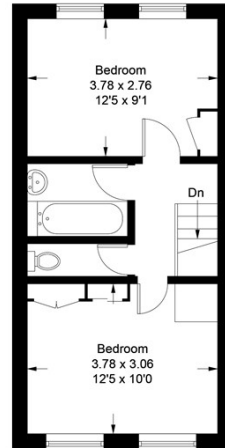
£649,950
FREEHOLD

SOLD A fantastic opportunity for a buyer looking to refurbish a house in a prime location.

Alder Road, London, SW14
Approximate Gross Internal Area = 63.3 sq m / 681 sq ft



Ground Floor
342 sq ft / 31.8 sq m



First Floor
339 sq ft / 31.5 sq m

All measurements are in accordance to the RICS Code Of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements