



GORST ROAD, LONDON, SW11

Carter Jonas

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Occupying the ground floor of a substantial Victorian semi-detached house, this sizable (880sqft including the cellar) one-bedroom flat with a private garden is located on Gorst Road, which is a beautiful and exceptionally quiet non through road set just off Wandsworth Common and within easy reach of the popular Northcote Road. This large flat offer the potential to be further developed into possible either a two or even three bedroom property by extending the ground floor and/or developing the large cellar. This would be subject to the usual necessary permissions.

The property currently features great proportions throughout with a large, high ceilinged, bay fronted sitting room to the front. A spacious kitchen dining room that has direct access to the 23ft rear garden. A large double bedroom with an adjacent bathroom and a sizable cellar which is currently used for storage.

Gorst Road is an attractive treelined street just off Wandsworth Common/Between the Commons. The street connects with Dents Road to form a horseshoe, leading both too and from Bolingbrook Road, and therefore has no through access, meaning it is exceptionally quiet in terms of local traffic. Its located within easy reach of the independent shops, cafes and restaurants of the vibrant Northcote Road and Bellevue Village, with its shops and cafes overlooking the green open spaces of Wandsworth Common. The overground train at Wandsworth Common Station is within just 0.5 miles walking distance with direct links into Victoria. Clapham Junction station is within 1 mile.

AMENITIES

- Large One Bedroom Garden Flat
- Opportunity to extend further (subject to the permissions)
- 23ft Private rear garden
- Large Cellar with potential to develop (subject to permissions)
- Set within a substantial Victorian semi-detached house
- Located on a quiet road, just off Wandsworth Common
- Within easy reach of the Northcote Road
- Between the Commons

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND E

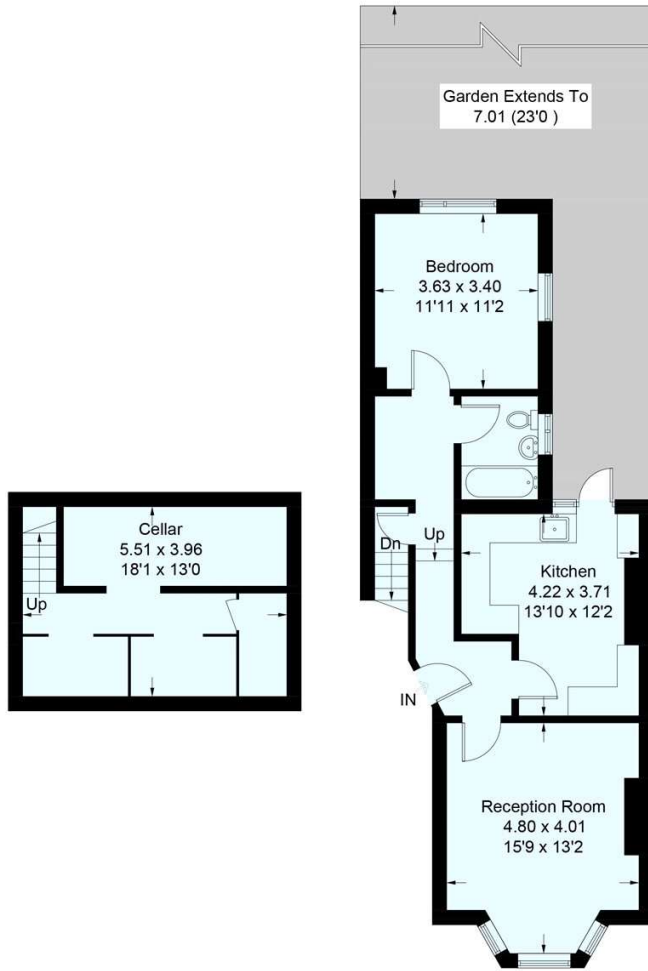
A FANTASIC OPPORTUNITY TO ACQUIRE A GROUND FLOOR GARDEN FLAT WITH SIDE ACCESS, CELLAR AND HUGE POTENTIAL FOR FURTHER DEVELOPMENT, ON A PRIME RESIDENTIAL ROAD CLOSE TO WANDSWORTH COMMON.





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Approximate Gross Internal Area
60.1 sq m / 647 sq ft
Cellar = 21.7 sq m / 233 sq ft
Total = 81.8 sq m / 880 sq ft



Cellar
21.7 sq m / 233 sq ft

Ground Floor
60.1 sq m / 647 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID343918)



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Energy Efficiency Rating		Current	Potential
Score based on current and potential energy efficiency			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher rating needed			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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