



GRANDISON ROAD, LONDON, SW11

Carter Jonas

# GRANDISON ROAD, LONDON, SW11

At 1,298 sq ft and with a west-facing garden, this unmodernised family house offers an outstanding location between the commons and opportunity to extend, subject to the necessary permissions. The house is laid out over two floors, with a large loft and a cellar. The double reception room has two fine, marble fireplaces and a large bay window to the front and views over the garden to the rear. The kitchen/breakfast room gives out onto the 34ft West facing garden through French windows. The substantial cellar is ideal for storage. The elegant hallway has plenty of original Victorian plasterwork features and the front door includes fine stain-glass panels.

On the first floor are three double-bedrooms, together with a good-sized family bathroom. The main bedroom at the front of the house benefits from a large bay window. Two further double bedrooms overlook the garden and share a family bathroom. There is a large loft area, ready for conversion, subject to the necessary permissions.

The house is situated on Grandison Road, close to the open spaces of both Clapham and Wandsworth Commons and all the amenities of Northcote Road. Transport can be found at Clapham Junction Overground or Clapham South Tube. Northcote Road is within easy walking distance and the property is well located for a number of good state and private schools (subject to catchment each year).



## AMENITIES

- Three Double Bedrooms
- Double Reception Room
- Kitchen/Breakfast Room
- Bathroom
- Large Loft
- Cellar
- 34ft West-Facing Garden
- Freehold House
- No Onward Chain

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D





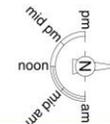
# Grandison Road, SW11

Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft  
 Basement = 11.1 sq m / 119 sq ft  
 Total = 131.7 sq m / 1417 sq ft



Basement 11.1 sq m / 119 sq ft  
 Ground Floor 60.1 sq m / 647 sq ft  
 First Floor 60.5 sq m / 651 sq ft

This marketing 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.



Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

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