



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

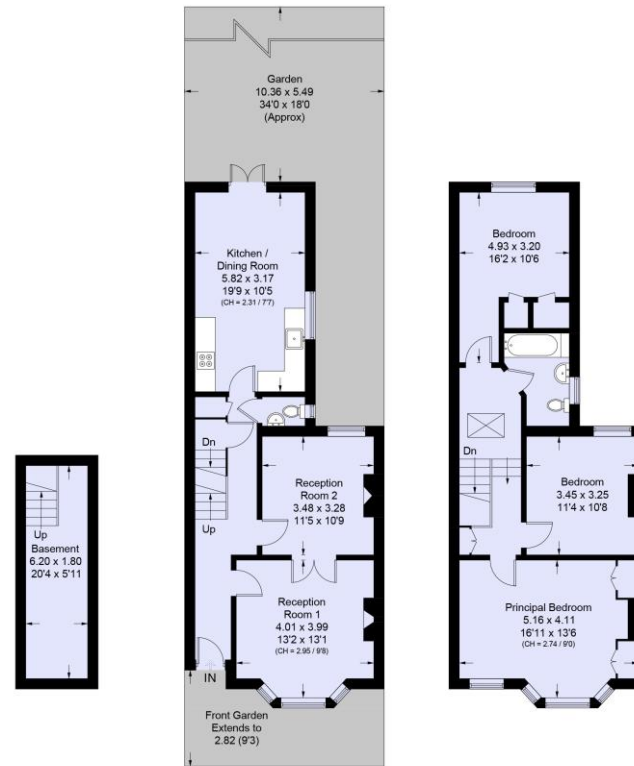
EPC BAND D





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



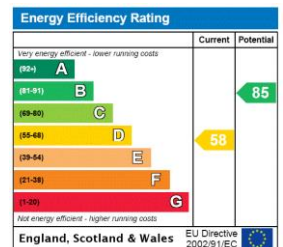
Basement
11.1 sq m / 119 sq ft

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.

Carter Jonas



Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
 19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data