



ST. PETER'S CLOSE, LONDON, SW17

Carter Jonas



# ST. PETER'S CLOSE, LONDON, SW17

A fantastic opportunity to purchase a superb one-bedroom freehold house, with large private garden and planning permission for a loft extension, in a quiet location close to Wandsworth Common and the Northern Line at Tooting Bec.

The house comprises a bright, dual-aspect, open plan kitchen/living room which opens onto the garden. The property has been superbly modernised throughout with a smart gloss white kitchen. The first floor features a double bedroom with fitted wardrobes and an adjacent modern bathroom. The property also comes with an off-street parking space. The house is offered to the market chain free.

The house has planning permission to extend into the loft to create a second double bedroom with an ensuite. Wandsworth Council planning application reference is 2021/5664. Additionally, there may be further potential to extend the living space with a ground floor extension, subject to the usual permissions.

College Gardens is a quiet and peaceful location only a short distance from Wandsworth Common and the shops and cafes of Bellevue Parade, which overlook the common. It has excellent transport links with Wandsworth Common Mainline Station (links into Victoria) and the Northern Line at Tooting Bec within easy reach, both at just 0.7 miles.

## AMENITIES

- Freehold House
- One Bedroom
- Bathroom
- Open Plan Kitchen Living Room
- Large Private Garden
- Off Street Parking
- Planning Permission to Extend into the Loft
- Chain Free
- EPC Rating: E

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** E

## A FANTASTIC OPPORTUNITY TO PURCHASE A SUPERB ONE-BEDROOM FREEHOLD HOUSE, WITH LARGE PRIVATE GARDEN.







## St Peter's Close, SW17


Approximate Floor Area = 39.1 sq m / 421 sq ft

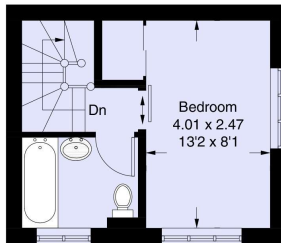
(Excluding Areas With Reduced Headroom)

Reduced Headroom = 1.4 sq m / 15 sq ft

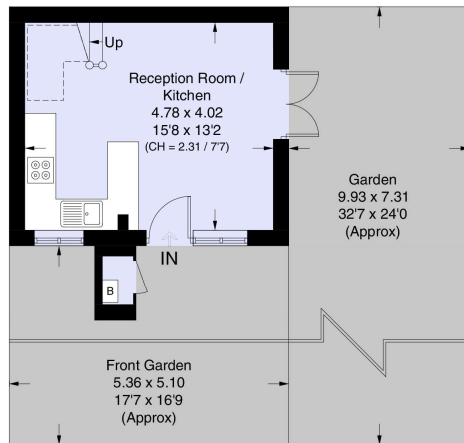
Total = 40.5 sq m / 436 sq ft

Including Limited Use Area = 2.3 Sq m / 25 sq ft

 = Reduce head height below 1.5m

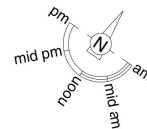


First Floor  
19.8 sq m / 213 sq ft



Ground Floor  
20.7 sq m / 223 sq ft  
Including Reduce Headroom / Boiler Room

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.

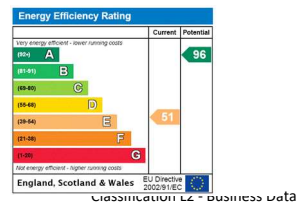


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