



**ST. PETER'S CLOSE, LONDON, SW17**  
£475,000

**Carter Jonas**

# ST. PETER'S CLOSE, LONDON, SW17

A fantastic opportunity to purchase a superb one-bedroom semi-detached freehold house with conservatory and private garden in a quiet location, close to Wandsworth Common and the Northern Line at Tooting Bec.

The house comprises a bright living room, which opens onto the conservatory, which in turn leads onto the private garden. The property has been modernised throughout, with a separate kitchen overlooking the front garden. 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.

College Gardens is a quiet location only a short distance from Wandsworth Common and the shops and cafes of Bellevue Road, 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

- Semi-Detached
- One Bedroom House
- Reception Room
- Kitchen
- Conservatory
- Bathroom
- Loft
- Freehold
- Quiet Location
- Close to Wandsworth Common
- Close to Transport Links

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

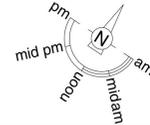
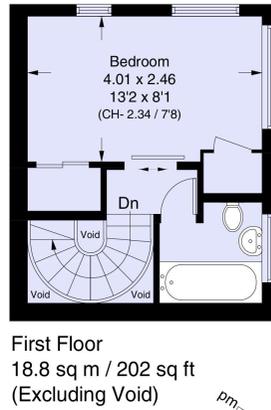
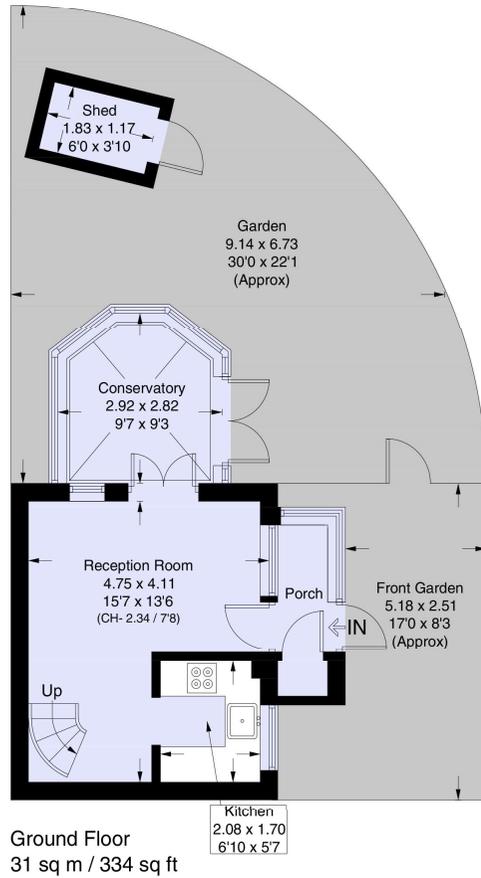
**EPC BAND** C





# St. Peter's Close, SW17

Approximate Floor Area = 49.8 sq m / 536 sq ft  
Including Limited Use Area (2.0 sq m / 21 sq ft) &  
Excluding Void / Shed



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.

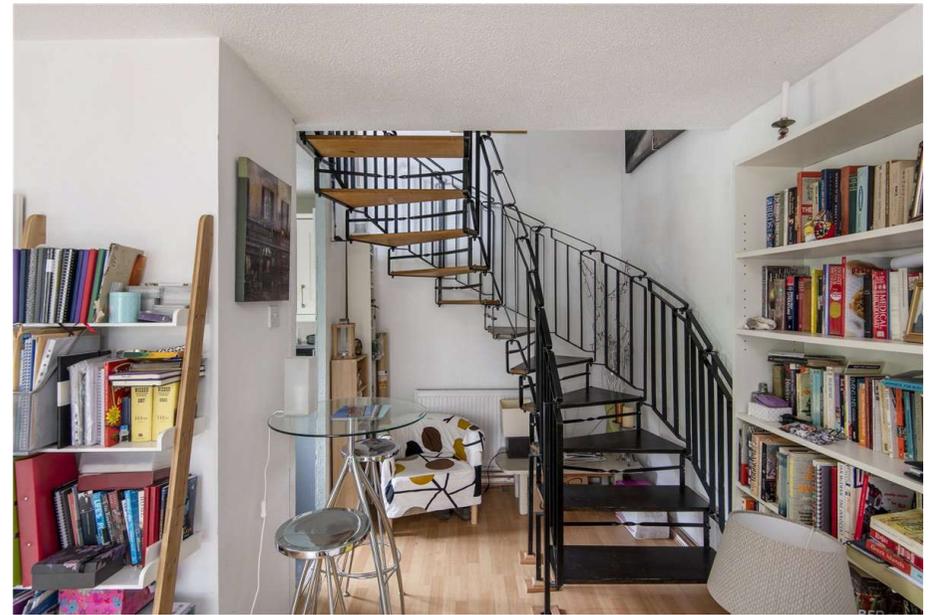
## Carter Jonas

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Energy Efficiency Rating		Current	Potential
Scale from A (most efficient - lowest running costs) to G (least efficient - highest running costs)			
A	B	C	D
E	F	G	
		69	92
<small>EU Energy label - higher running costs</small> <small>England, Scotland &amp; Wales</small>			



### IMPORTANT INFORMATION

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