



WANDSWORTH COMMON, SW17

Carter Jonas

WANDSWORTH COMMON, LONDON, SW17

Located on one of Wandsworth Common's finest roads, this rare mid-19th Century villa is full of refined Victorian elegance, retaining many of its original features and with a south-facing garden. Measuring c. 2,436 sq ft, and currently laid out with four bedrooms, this splendid house presents an opportunity to buyers to update to suit modern, family life (subject to the usual permissions).

The bright hallway leads through to the sitting room, with its fine arched sash windows, wooden floorboards, and the original Victorian stencilled walls, underlining an air of grandeur. The room features panelled sash shutters, also embellished with fine, Victorian stencil work. To the rear of the house, a large reception room spans the entire width of the house and offers great volumes. An ornate marble fireplace provides a focal point for the seating area, with a large sash window and French doors giving tremendous light, views and access to the south-facing garden. At the other side of the space, the dining area has built-in Victorian cupboards and leads through to the kitchen and pantry/larder beyond, with additional access to the garden. Of note is the original Gothic wooden porch at the rear of the house. On the first floor are three double bedrooms and a family bathroom. One of the bedrooms, leads down to a space on the half landing, currently used as an artist's studio, with a store room at the far end. This space could be extended, subject to the necessary permissions, to provide further accommodation. An additional double bedroom can be found on the second floor, with its own shower room. To the side of the property, a large store, runs the entire length of the property and provides secure access to the garden from the street.

Wandle Road runs from Trinity Road close to the independent shops, cafes and restaurants of Bellevue Road and Wandsworth Common. There is a rich variety of architectural styles in the road, and it is very conveniently positioned for Wandsworth Common Station and the Northern Line Underground at Tooting Bec and nearby Balham.

AMENITIES

- 4 bedrooms
- 2 reception rooms
- 2,436 square feet
- Semi-detached
- Private Garden with southerly aspect
- Period
- Side access
- Store
- Scope for further extension (subject to necessary permissions)

TENURE Freehold

LOCAL AUTHORITY Wandsworth

EPC BAND E

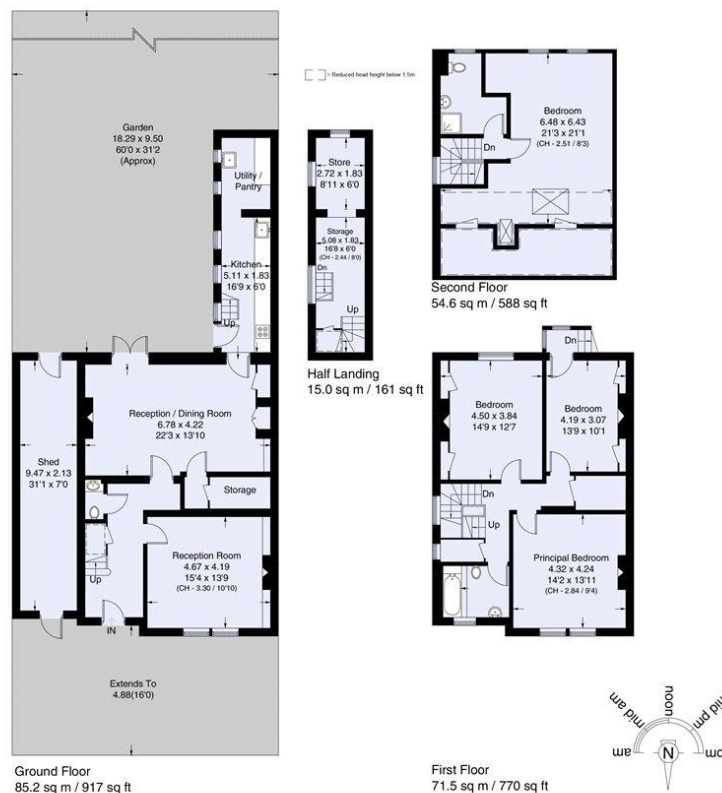






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Approximate Floor Area = 226.3 sq m / 2436 sq ft
 Shed = 20.6 sq m / 222 sq ft
 Total = 246.9 sq m / 2658 sq ft
 Including Limited Use Area (21 sq m / 226 sq ft)



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.

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Classification L2 - Business Data

