



WANDSWORTH COMMON, LONDON, SW17

Carter Jonas

# WANDSWORTH COMMON, LONDON, SW17

This fantastic semi-detached Victorian house, c. 2,363 sq ft, close to Wandsworth Common, offers four bedrooms, a south facing garden and scope to further extend (SPP).

The entrance hall leads through to an elegant reception room at the front of the property, benefiting from a bay window and fireplace. The kitchen/dining room is located to the rear of the ground floor, with access to the private south facing garden. The kitchen is fitted with good quality solid wood wall and base units and the dining room is ideal for everyday family living and entertaining. The bright and spacious living room overlooks the garden, with direct access to the garden. There is a W.C. on the ground floor as well as access to the cellar, currently used for storage.

The principal bedroom suite can be found on the first floor to the front of the house and benefits from high ceilings and a spacious ensuite bathroom/dressing room. A shower room and two additional bedrooms complete the first-floor accommodation.

Arranged over the top floor level is a large double bedroom and bathroom, with plenty of storage in the eaves, and potential to create a further bedroom, subject to the necessary permissions.

Brodrick Road is a sought-after address, close to Bellevue Road and Wandsworth Common, providing many cafes and restaurants, as is Wandsworth Common train station, and the Northern Line at Tooting Bec, for easy access into Central London. There is an excellent selection of state and private Schools in the area, which are subject to catchment and entrance each year.

## AMENITIES

- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Shower room
- Semi-Detached
- South-Facing Garden
- Elegant Proportions
- Period Features
- Victorian
- Cellar
- Guest W.C.
- Side Access
- Large Eaves Storage Area
- Scope for Further Extension (SPP)
- Sought-After Location

**TENURE** Freehold

**LOCAL AUTHORITY** Wandsworth

**EPC BAND** E

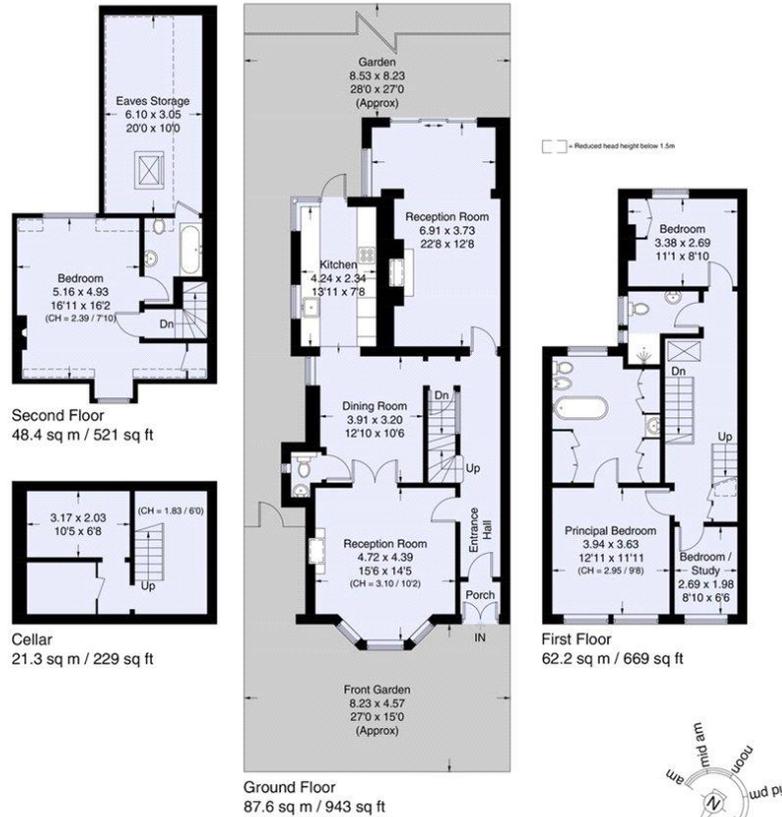






# Brodrick Road, SW17

Approximate Gross Internal Area = 219.5 sq m / 2363 sq ft  
Including Limited Use Area (18.0 sq m / 194 sq ft)

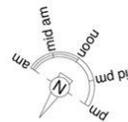


This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	<b>A</b>		
(81-90)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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