



BELLEVUE VILLAGE, LONDON, SW17

Carter Jonas

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Beyond the Victorian façade, this sensational architect-designed house, in the heart of Wandsworth Common's Bellevue Village, has been extensively reimagined by leading architects to offer light-filled, flexible living and entertaining space. The house benefited from being entirely renovated and extended in 2021, creating over 1,000 sq ft of thoughtfully planned, useable space.

Facing the secluded and private front garden, light floods in through the bay window in the reception room, which benefits from hardwood Boston blinds and a log burner. The open plan kitchen/diner has been designed to provide stylish entertaining space, whilst also being highly practical. The adjacent "garden room" has been designed as a flexible third bedroom, with interior folding doors and an ensuite bathroom (which has a skylight providing a sense of light and space).

Aluminium bi-fold doors open from both the "garden room"/third bedroom and the kitchen onto the decked patio garden, providing flexible indoor-outdoor living. Thoughtfully conceived with bespoke joinery, the garden provides a "BBQ Nook", "living wall," wall hung planters, and built-in bench with storage for two foldup bikes and garden equipment. Inside, an under-stair utility cupboard houses the washer/dryer and provides great storage.

Upstairs the principal bedroom (which has built-in storage) exudes a sense of calm, and flows effortlessly in a "dressing room" space, which could equally be used as a study or nursery. The spa-like bathroom is finished to a high specification, with a double sink and a large, free-standing bath. The second large double bedroom, with ensuite shower room, is currently used as a home office / spare room. The loft space provides further storage - it is boarded, insulated and accessible via a ladder at the top of the stairs. The house is located in a prime residential area of Wandsworth Common, known locally as 'Bellevue Village,' home to an eclectic range of shops, pubs, restaurants and cafes, including the Michelin-starred Chez Bruce, Gazette, The Good Earth, Flotsam & Jetsam, and Hyde Farm.

For green space, Wandsworth Common, with its pitches and tennis courts, is at the end of the road. Green space is abundant, with Clapham Common, Tooting Bec Common (with its popular lido and running track) and Battersea Park all being close by. Wandsworth Common rail station is less than 5 minutes walk away, providing transport links to Victoria via Clapham Junction. Nearby Balham Station provides access to the Underground on the Northern Line. The area is also well-connected by bus to Chelsea and the Kings Road.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

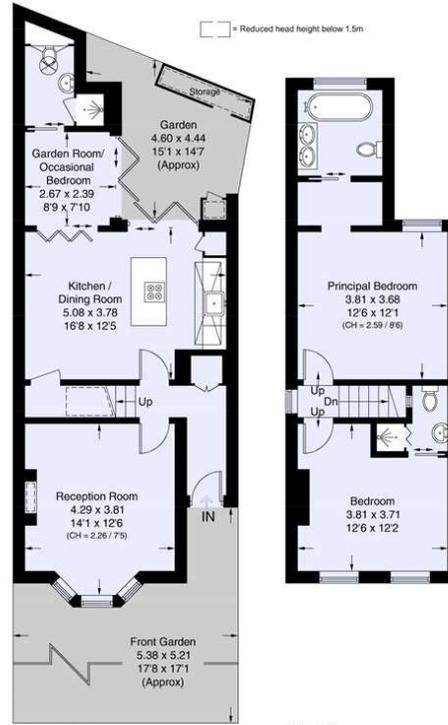






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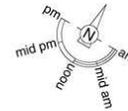
Approximate Gross Internal Area = 91.7 sq m / 986 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft) & Excluding Storage



Ground Floor
51.8 sq m / 557 sq ft

First Floor
39.9 sq m / 429 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			
(92-)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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