



ALTHORP HOUSE, 4-6 ALTHORP ROAD, SW17

Carter Jonas

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Set in the heart of Wandsworth Common's Bellevue Village, this spectacular 750 sqft, first floor flat offers bright and stylish open plan living. N.B. Please note we have employed CGI on images of the living room and both bedrooms to furnish the property.

Substantial volumes have been achieved in the large open plan reception room with natural light flooding the space through a large, full height bay window facing the Common. A pale palette flows through the apartment, complimented by wide planked, oak flooring throughout. The kitchen, located at the back of the reception room, has sleek white units and integrated appliances.

The two bedrooms are located at the rear of the property, both light and bright with good ceiling volumes. The spacious principal bedroom has a bank of sleek, built-in cupboards. The bathroom is located to the centre of the property, with a useful utility store cupboard in the hallway.

Althorp Road runs off Bellevue Road in this sought-after enclave next to Wandsworth Common, known as "Bellevue Village". The green expanse of the Common, and the bars, independent shops and restaurants of Bellevue Road are at the end of the road. Wandsworth Common overland station is 0.3 miles away, allowing quick access to Clapham Junction, Victoria and Waterloo., and is 0.8 miles from the Northern Line at Tooting Bec.

Lease: 989 years remaining
Ground Rent: £250 pa
Service Charge: circa £1,784 pa

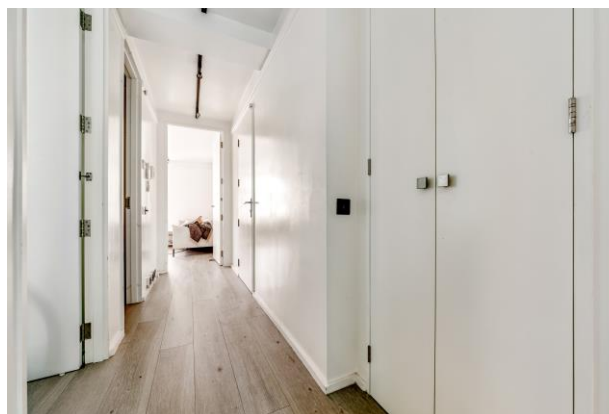
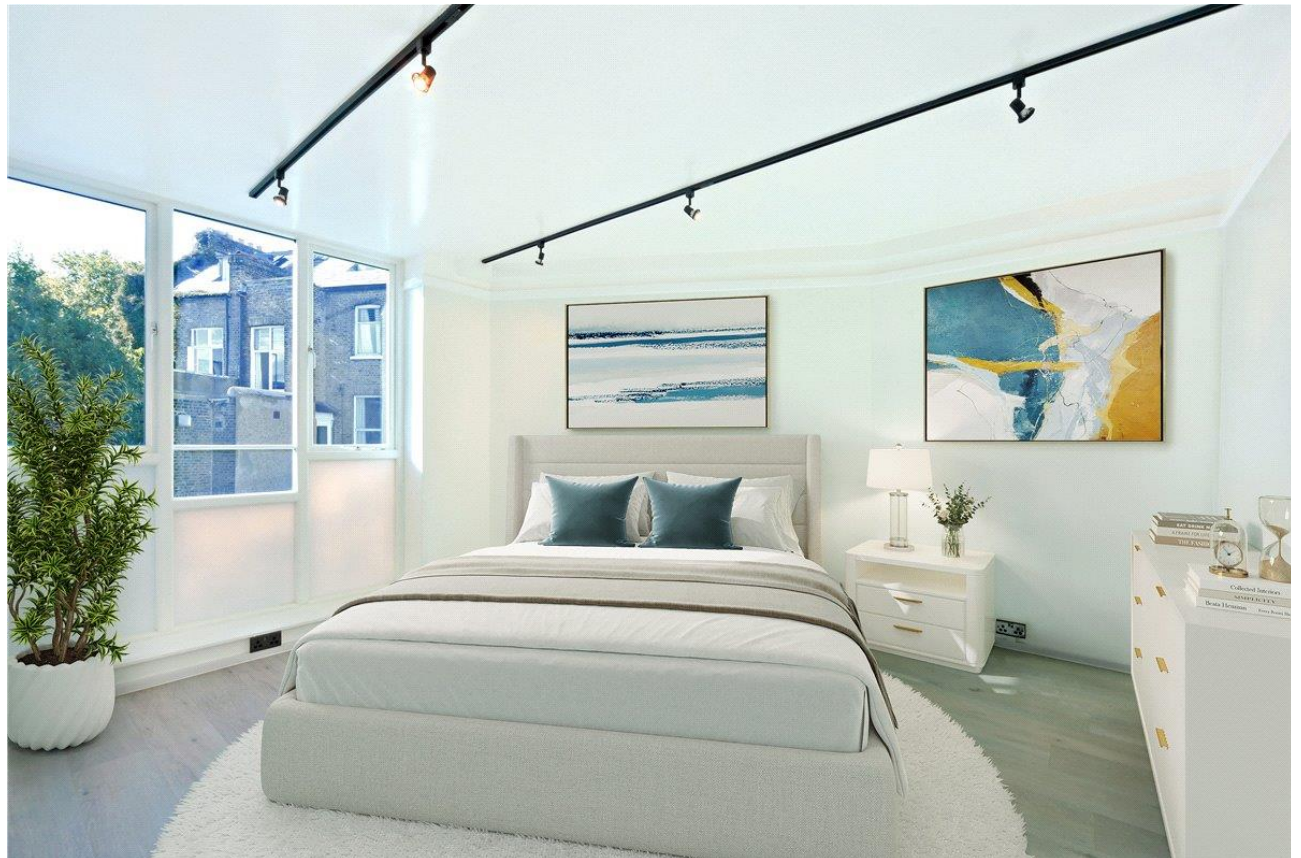
AMENITIES

- Large open plan kitchen/diner/living room
- 2 double bedrooms
- Hall storage
- Overlooking Wandsworth Common
- Close to shops, amenities, transport links
- Chain free

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth

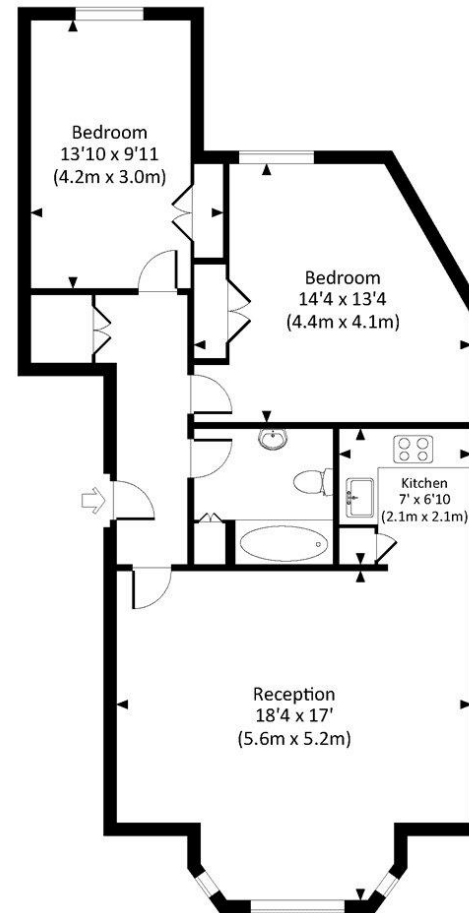
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Approx. gross internal area
750 Sq.Ft. / 69.7 Sq.M.



FIRST FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Bowling Jones Design shall not be liable for any reliance on these measurements. © 2020 www.bowlingjones.com (020 7620 3030)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(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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Classification L2 - Business Data