



EARLSFIELD ROAD, LONDON, SW18

Carter Jonas

# EARLSFIELD ROAD, LONDON, SW18

A stylish, super-sized two/three-bedroom lateral apartment occupying the entire ground floor of this impressive Victorian house close to Wandsworth Common. Contemporary elements have been cleverly worked into the heritage of the building which includes high ceilings with ornate cornices and large sash windows. Private garden with a southerly aspect, terrace, large cellar, off street parking and an annexe studio/third bedroom. Share of Freehold.

Set back from the road, with parking at the front, the apartment is accessed through the grand front entrance hallway. The sitting room has grand proportions, fine cornicing, a beautiful marble fireplace and wooden floors. The high volumes are accentuated by a large bay window with internal wooden shutters. The master bedroom with its high ceilings and on-trend smoky hues, features a bank of panelled wardrobes. Double doors lead onto the private terrace. A second double bedroom is located along the corridor, with a view onto the internal courtyard, leading to the annexe/studio. The luxe finishes and edgy styling are completed in the bathroom which features a walk-in shower and freestanding bath.

The corridor leading to the kitchen at rear of the property, is lined with a bank of useful storage cupboards. Stunning Dinesen Douglas fir flooring links the hallway and kitchen/diner beautifully. The triple aspect kitchen/diner is bright with plenty of space for a large dining table and features a large island with glossy cabinetry housing integrated appliances. The private garden has a southerly aspect and is largely lawn with narrow borders and hedging and is accessed via French doors. The spacious cellar, which measures 353 square feet and has a good ceiling height, is accessed via a trap door situated under the kitchen floor and is currently used for storage. The kitchen also gives access to what was originally a carriage house which has been transformed into a bright, airy annexe, complete with shower room and kitchen and this would be ideal as a studio/home office/additional bedroom or gym.

N.B. Please note these photographs were taken before the property was tenanted. Décor and furnishings may not be accurate.

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C





# Earlsfield Road, SW18

Approximate Area = 100.8 sq m / 1085 sq ft  
 Cellar = 32.8 sq m / 353 sq ft  
 Studio = 18.1 sq m / 195 sq ft  
 Total = 151.7 sq m / 1633 sq ft  
 Including Limited Use Area (1.3 sq m / 14 sq ft)



Cellar  
32.8 sq m / 353 sq ft

Ground Floor  
100.8 sq m / 1085 sq ft

Ground Floor  
18.1 sq m / 195 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C	77	82
(65-80)	D		
(55-64)	E		
(39-54)	F		
(1-28)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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