



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



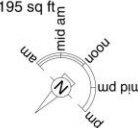


Earlsfield Road, SW18

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)



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 (91-100)		
B (81-90)		
C (69-80)	77	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
 19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.