



WISETON ROAD, BELLEVUE VILLAGE, SW17

Carter Jonas

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A stylish c. 3203 sq. ft four/five-bedroom contemporary home in Wandsworth Common's 'Bellevue Village', which embodies understated style and has been designed and finished to suit modern living. If you tire of standard issue Victorian houses, this may be the home for you. With off-street parking and a stylish entrance hall, the house gives the best first impression.

Overlooking the southwest-facing garden, and with its bespoke bar, the reception room exudes relaxed glamour and makes for a most compelling space to entertain friends and family. The study, which makes a perfect bedroom, is located on this floor, along with a guest cloakroom and closet. Rare and pure gold dust in Bellevue Village, the home's garage is accessed from the entrance hall.

The large kitchen/diner/family room extends onto a secluded patio area, which makes a wonderful spot for entertaining in the warmer months. The Shaker-style kitchen cabinetry flanking one wall of the kitchen, houses a multitude of integrated appliances, with the island making a great focal point. A stylish open staircase leads down to the family room, which has space for a supersized sofa, and makes a wonderful space for a home cinema. The utility room, also located at this level, has its own stair access to the ground floor.

The southwest-facing garden is low-maintenance and offers views of the steeple of St. Mary Magdalene. Located at the bottom of the garden, and with electric power supply, shower room and sauna, is a detached annexe which has a multitude of possible functions, from granny/nanny annexe or fifth bedroom, to home office or gym.

Upstairs, back in the main house, a guest suite with en-suite shower room, shares the floor with a further bedroom and a contemporary bathroom. The principal suite is stylish and calm, with an indulgent, spa-like ensuite bathroom.

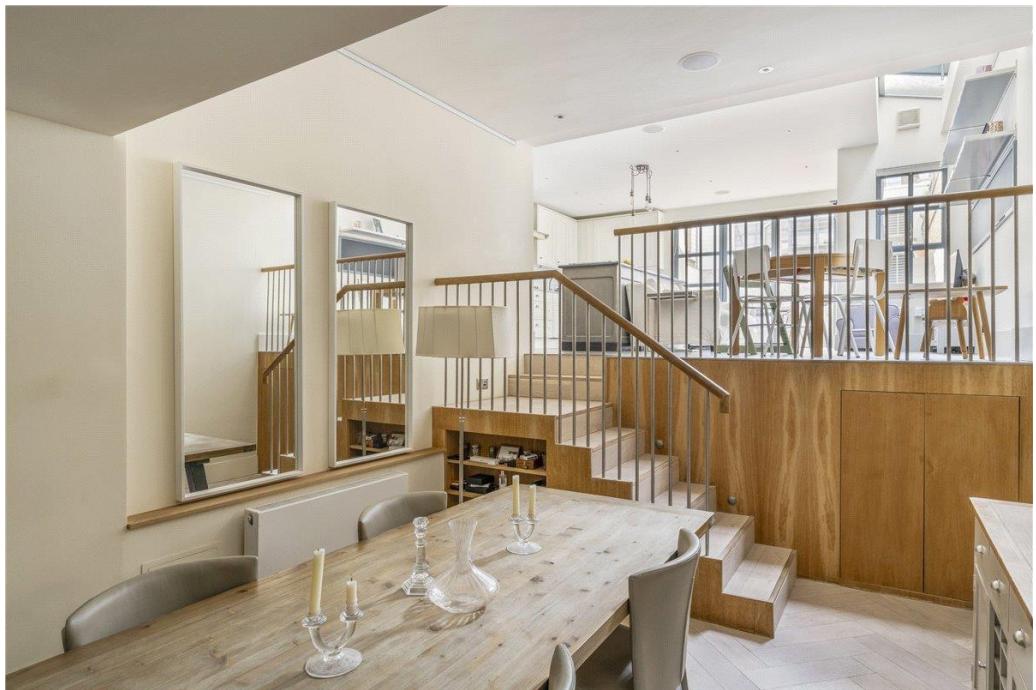
Wiseton Road runs from Bellevue Road to Nottingham Road to the south of Wandsworth Common and is close to the independent shops, cafes, and restaurants of Bellevue Road. There is a rich variety of architectural styles in the road, and it is very conveniently positioned for Wandsworth Common Station and the Northern Line Underground at Balham/Tooting Bec.

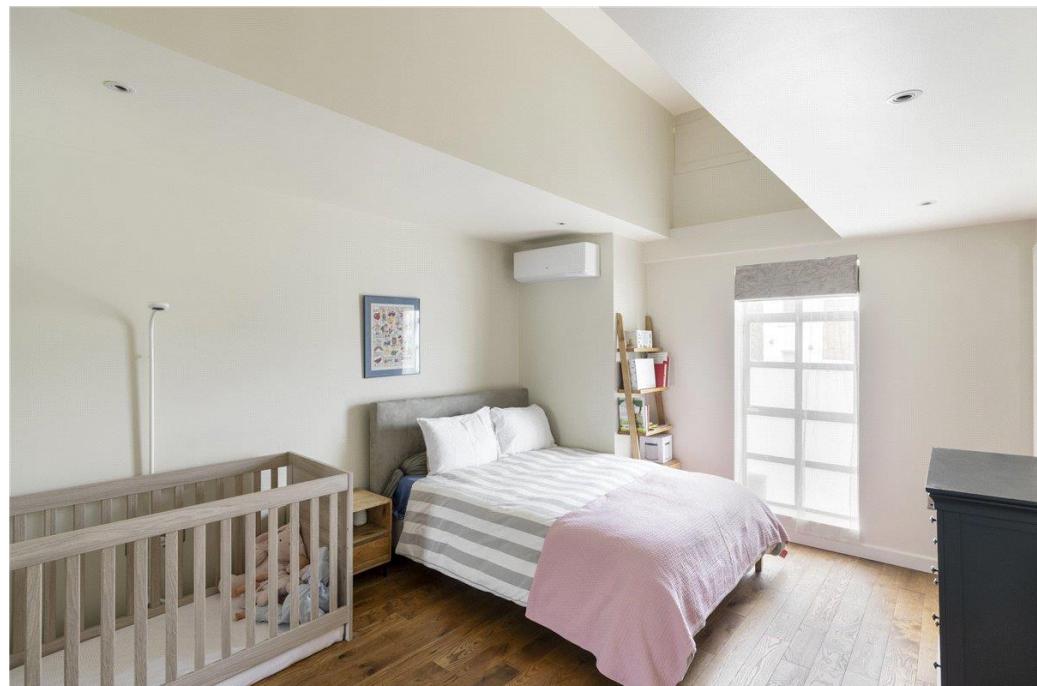
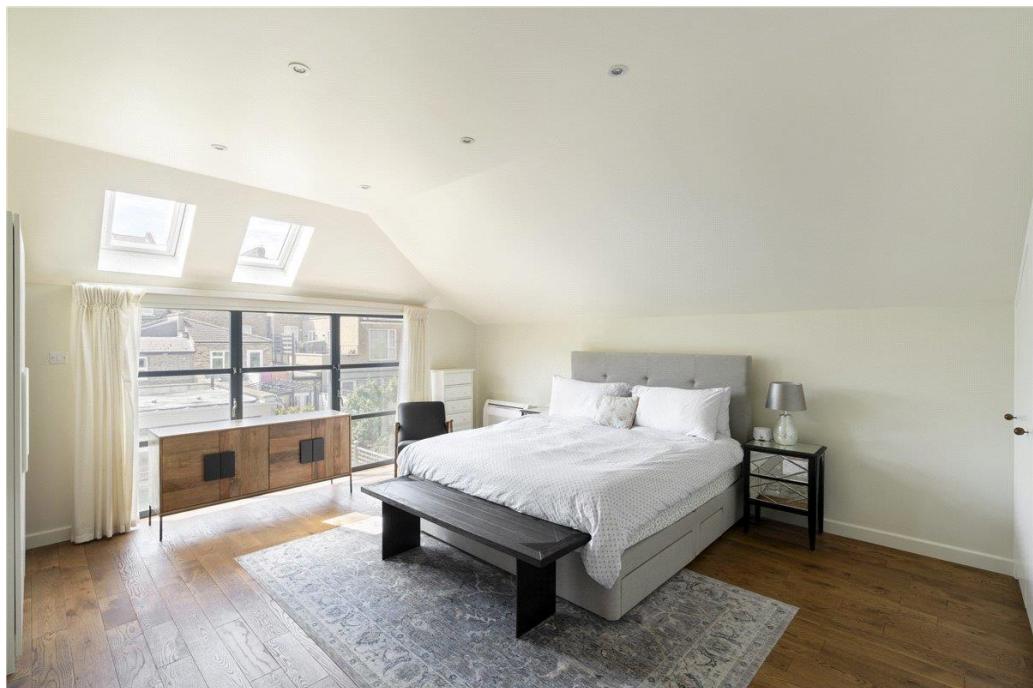
TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C







Wiseton Road, SW17

Approximate Gross Internal Area = 261.8 sq m / 2818 sq ft
 (Including Garage & Void & Excluding Areas With Reduced Headroom &
 Limited Use Area & External Void / Shed)
 Outbuilding (Excluding Shed) = 52.0 sq m / 560 sq ft
 Reduced Headroom & Limited Use Area = 3.6 sq m / 39 sq ft
 Total = 317.4 sq m / 3417 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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Classification L2 - Business Data

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A>0)	A		
(B>0)	B		
(B>0)	C		75
(D>0)	D		
(E>0)	E		
(F>0)	F		
(G>0)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			