



ST. BENET'S CLOSE, LONDON, SW17

Carter Jonas

ST. BENET'S CLOSE, LONDON, SW17

This beautifully presented freehold house offers stylish accommodation arranged across two floors, benefiting from off-street parking and a private patio.

The impressively extended open-plan living space features vaulted ceilings, wooden flooring and bi-fold doors opening onto a terrace, flooding the interior with natural light. The modern kitchen is fitted with integrated appliances and generous storage, while offering an ideal setting for dining and entertaining. The property also benefits from a Google Nest smart heating control system.

A spiral staircase leads to the first floor, where the double bedroom with fitted wardrobes is complemented by a spacious en-suite shower room with underfloor heating. A substantial loft offers potential to further extend and create additional accommodation with an en-suite bathroom (STPP and the usual consents).

St. Benet's Close is situated in a peaceful, residential setting, conveniently located near the shops and restaurants of Bellevue Road as well as the green spaces of Wandsworth Common. The property benefits from excellent transport links, with Tooting Bec (Northern Line) and Wandsworth Common (direct to Victoria) both within a 15-minute walk away.

KEY FEATURES:

- Freehold one-bedroom house
- Beautifully decorated and presented
- Impressive open-plan kitchen reception space
- Vaulted ceilings and bi-fold doors
- Double-glazed throughout
- Google Nest smart heating control system
- Potential to extend loft to create additional accommodation plus an en-suite bathroom (STPP)
- Private patio
- Off-street parking
- Close to Bellevue Road shops and restaurants
- Excellent transport links into Central London via Northern Line and Overground Services

TENURE: Freehold

LOCAL AUTHORITY: London Borough of Wandsworth

EPC BAND: C

A BEAUTIFULLY PRESENTED ONE-BEDROOM HOUSE WITH OFF-STREET PARKING, IDEALLY POSITIONED CLOSE TO WANDSWORTH COMMON.

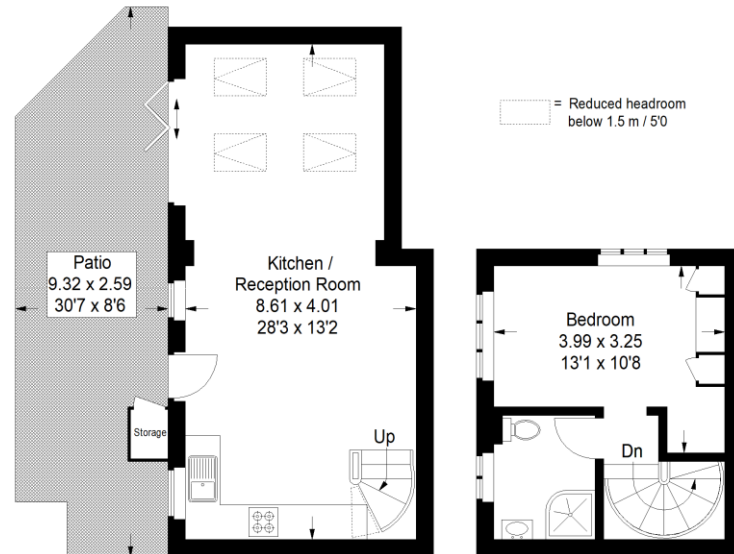


Classification L2 - Business Data



St Benets Close London, SW17

Approximate Gross Internal Area
(Excluding Storage)
51.9 sq m / 559 sq ft



Ground Floor

First Floor

This 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. (ID1322661)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	77 C
39-54	E		
21-38	F		
1-20	G		

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