



ELLERTON ROAD, LONDON, SW18

Carter Jonas

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A beautifully presented and extended four bedroom house located in the highly sought after Magdalen Estate. The property benefits from off street parking (two cars), side access and a self contained one bedroom annexe in the rear garden.

Ellerton Road is in the heart of the Magdalen Conservation Area, close to Wandsworth Common, with excellent rail links from Wandsworth Common (0.8 miles) into Victoria and into Waterloo from Earlsfield (0.6 miles). The area is well known for its excellent state and independent schools and falls into the first catchment of Beatrix Potter Primary School.

4 bedrooms

3 bathrooms (including two en suites)

3 reception rooms

Self contained annexe in rear garden

Kitchen

Utility room

Ground floor W.C.

Within the existing catchment of Beatrix Potter Primary School

Close to Wandsworth Common

Close to transport links

*some images created using CGI

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

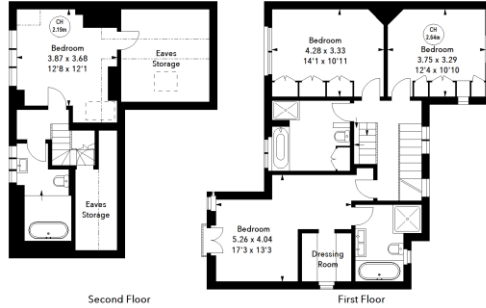
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**A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM HOUSE IN A
FANTASTIC LOCATION.**



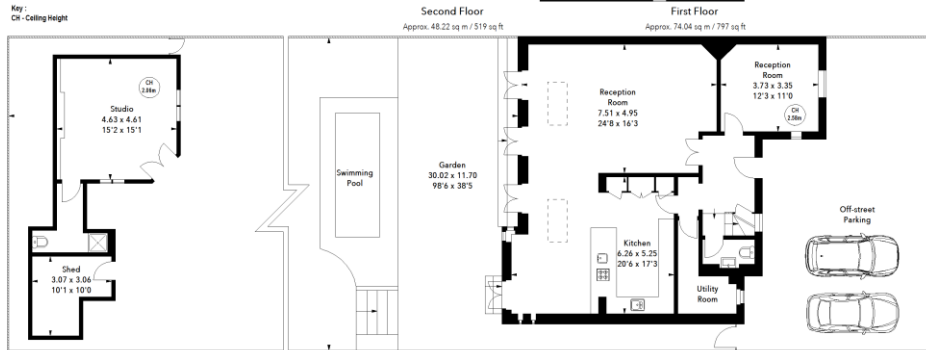


Ellerton Road, SW18
 Approximate Area = 255.38 sq m / 2749 sq ft
 (Including Outbuilding & Eaves Storage)
 Outbuilding Area = 33.07 sq m / 356 sq ft
 Eaves Storage Area = 18.12 sq m / 195 sq ft



Second Floor
 Approx. 48.22 sq m / 519 sq ft

First Floor
 Approx. 74.04 sq m / 797 sq ft



Ground Floor
 Approx. 100.05 sq m / 1077 sq ft

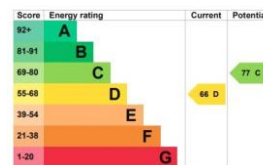
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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