



ALTHORP ROAD, BELLEVUE VILLAGE, SW17

Carter Jonas

# ALTHORP ROAD, BELLEVUE VILLAGE, SW17

A thoughtfully reimagined Victorian house, in 'Bellevue Village', combining contemporary style and functionality with period charm. Located on a quiet tree-lined street, leading onto Wandsworth Common, this four-bedroom property, with garden studio, has been beautifully redesigned by its current owners to provide an abundance of space and contemporary design that maximises light.

The double reception room features an elegant marble fireplace and a large bay window and flows into the light-filled kitchen/dining/family room, which is open plan and perfect for entertaining. Shaker cabinetry, with pale quartz worktops, a range cooker and plenty of storage space, make this a real cook's kitchen. Crittall doors open onto the 55-foot garden, which features imaginative planting and exudes a sense of calm. A central gravel pathway leads to the studio, which makes a perfect workspace, gym or relaxation space. A cloakroom/W.C. completes the ground floor.

On the first floor are three double bedrooms. The main bedroom, overlooking Althorp Road, has fantastic proportions and ceiling heights, and benefits from built-in wardrobes. A contemporary shower room is located alongside. Two further double bedrooms are located on this floor, with the larger of the two having views over the garden. On the half landing, a bathroom, with freestanding bathtub, leading up to the sizable top floor bedroom, with fantastic views over the gardens of Bellevue Village and to the City beyond. An adjoining dressing room provides plenty of wardrobe and storage space. There is additional storage space in the eaves.

Althorp Road is well located in a prime residential area of Wandsworth Common, known locally as 'Bellevue Village,' home to an eclectic range of restaurants and cafes, including Chez Bruce, Gazette, Fiel, The Good Earth and Flotsam & Jetsam. There are many good pubs and bars in the area, including The Hope, The Althorp and Brinkleys. Northcote Road is a short walk away. For green space, Wandsworth Common, with its pitches and tennis courts, is at the end of the road. Clapham Common and Tooting Bec Common, with its popular lido and running track, are also close by. Wandsworth Common Overground station is on the doorstep, providing transport links to Victoria via Clapham Common. Nearby Tooting Bec provides access to the Underground on the Northern Line.

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** TBC





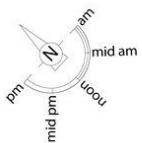




**Ground Floor**

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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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## Althorp Road, SW17

Approximate Floor Area = 175.75 sq m / 1892 sq ft

(Including Eaves Storage & External Storage)

Eaves Storage = 7.53 sq m / 81 sq ft

External Storage = 10.54 sq m / 113 sq ft

= Reduced head height below 1.5m



**First Floor**

**Second Floor**

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