



NOTTINGHAM ROAD, LONDON, SW17

Carter Jonas

NOTTINGHAM ROAD, LONDON, SW17

This exceptional two-bedroom, architect-designed Victorian house has been beautifully renovated and extended, offering approximately 986 sq ft of living space.

The ground floor comprises a welcoming reception room with bay window and wood-burning stove, leading through to an impressive open-plan kitchen/dining room. Folding doors divide this versatile L-shaped space to create a garden room or occasional third bedroom (a CGI image illustrates this potential use; furnishings and décor are indicative only).

Dual-aspect bi-fold doors open onto a rear garden, providing excellent indoor-outdoor living and entertaining space. Upstairs are two generous double bedrooms. The principal bedroom benefits from a dressing area and luxurious en-suite bathroom, whilst the second bedroom also features an en-suite shower room. The boarded loft provides useful additional storage.

Nottingham Road is a sought-after residential street within Bellevue Village, a vibrant neighbourhood renowned for its cafés, restaurants and independent shops. The green, open spaces of Wandsworth Common are moments away, whilst Wandsworth Common Station and Balham Station provide excellent transport links into Central London.

AMENITIES

- Two-bedroom Victorian freehold house
- Three bath/shower rooms
- Approximately 986 sq. ft
- Prime Bellevue Village location
- Open-plan kitchen/dining room
- Boarded loft storage
- Moments from Wandsworth Common and Bellevue Road
- 5-minute walk to Wandsworth Common Station and under 15-minute walk to Balham Tube Station (Northern Line)

TENURE Freehold

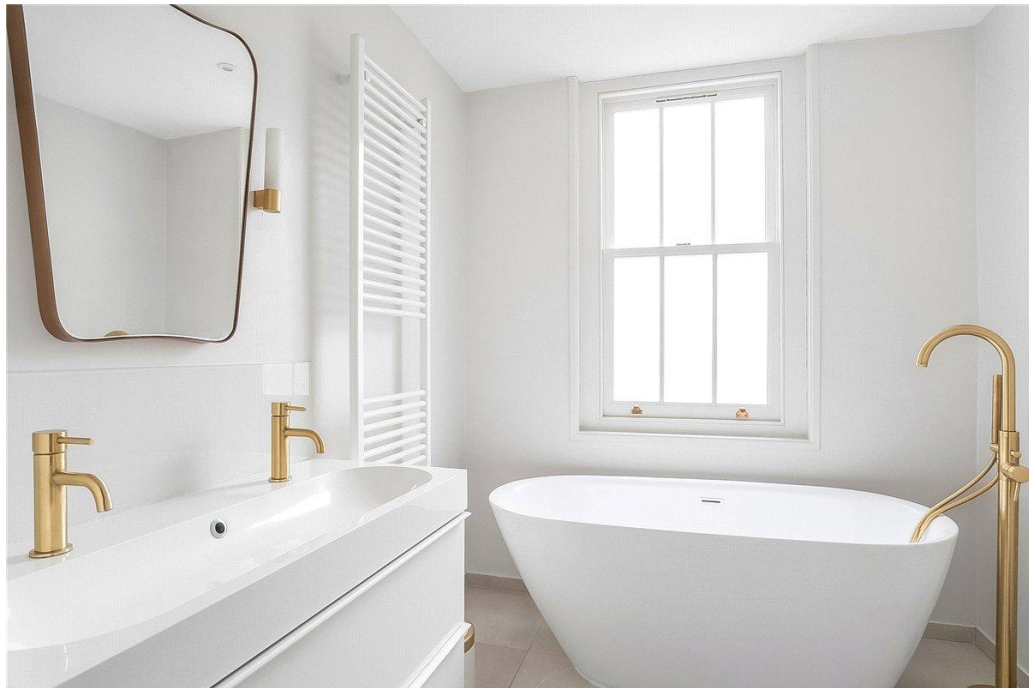
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A BEAUTIFULLY REFURBISHED, ARCHITECTURALLY DESIGNED VICTORIAN HOUSE IN THE HEART OF BELLEVUE VILLAGE

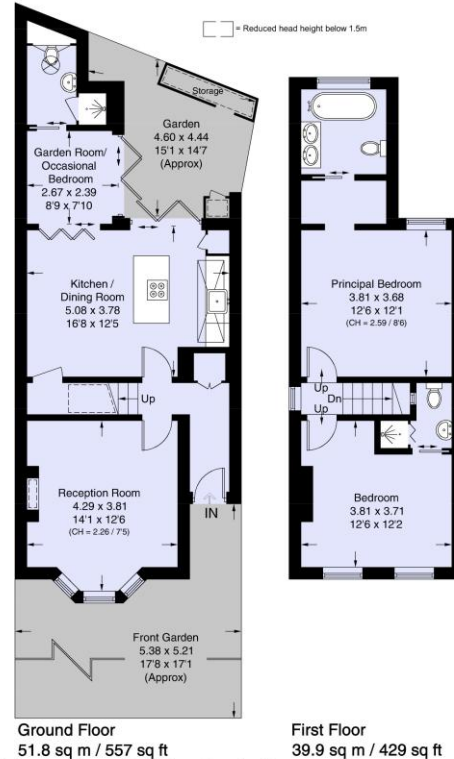


Classification L2 - Business Data



Bellevue Village, SW17

Approximate Gross Internal Area = 91.7 sq m / 986 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft) & Excluding Storage

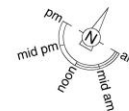


This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

wandsworthresales@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.