



WANDLE ROAD, LONDON, SW17
£875,000

Carter Jonas

WANDLE ROAD, LONDON, SW17

The flat benefits from having it's own private front door, which opens into the entrance hall, featuring flagstone flooring, which sets the tone for a wonderful sense of space and flow throughout the flat to follow. The large living room at the rear of the home is very spacious yet retains a warming homely feel, with separate dining space for 8+ people. The living room has direct access out onto the generously sized tranquil garden which features a separate home studio/office and ample space for outdoor entertaining.

There are two double bedrooms, one with en-suite, intelligently positioned at either ends of the flat. This truly exceptional home offers both a grand/elegant and warming atmosphere making it a perfect buy for someone looking to buy a large flat positioned on an extremely desirable road a stone's throw to Bellevue Village and Wandsworth Common.

Transportation links are excellent, with Wandsworth Common station approximately 0.6 miles away, offering direct services to London Victoria in about 12 minutes. Additionally, Clapham Junction station is around 1.9 miles from Wandle Road, providing further rail connections. For those preferring underground services, Tooting Bec station on the Northern Line is approximately 0.6 miles away, and Balham Station, offering overground and underground services is approximately 0.9 miles away facilitating easy access to central London. Residents also benefit from residential parking, enhancing the convenience of this desirable location.

AMENITIES

- Ground Floor Garden Flat
- Set in a substantial and iconic Victorian Villa on Wandle Road
- Two double bedrooms
- Shower room
- En Suite shower room
- Large sitting room-dining room
- A spacious 958 SQFT
- Large Southerly aspect, mature, terraced rear garden
- Garden Studio/office
- Share of Freehold with a long lease of 961 years remaining

TENURE Share of Freehold

LOCAL AUTHORITY

EPC BAND D

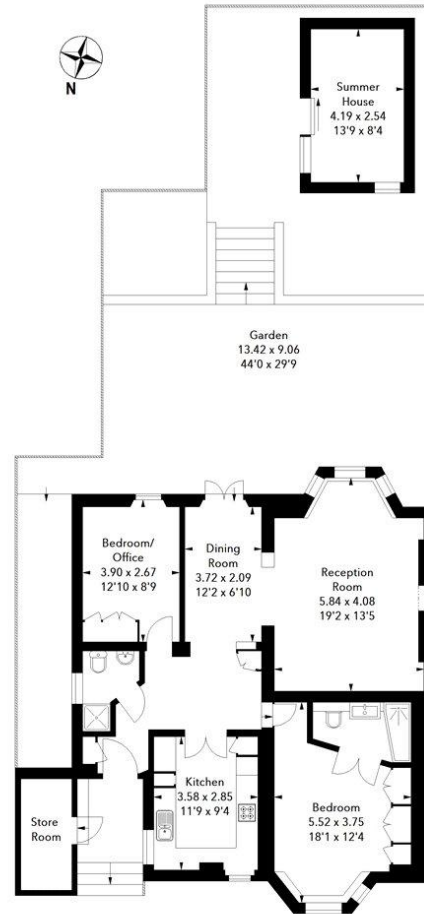
A LARGE 958 SQFT TWO DOUBLE BEDROOM GARDEN FLAT SET WITHIN BURLINGTON HOUSE, AN ICONIC VICTORIAN VILLA POSITIONED ON ONE OF WANDSWORTH COMMON'S MOST PRESTIGIOUS ROADS.



Classification L2 - Business Data



Wandle Road, SW17
 Approximate Area = 89.00 sq m / 958 sq ft
 (Excluding Summer House & Store)
 Summer House Area = 10.68 sq m / 115 sq ft
 Store Area = 4.27 sq m / 46 sq ft



Lower Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

Wandsworth Sales 020 8767 7711

wandsworth@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.