



WANDLE ROAD, LONDON, SW17
£875,000

Carter Jonas

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The flat benefits from having its 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

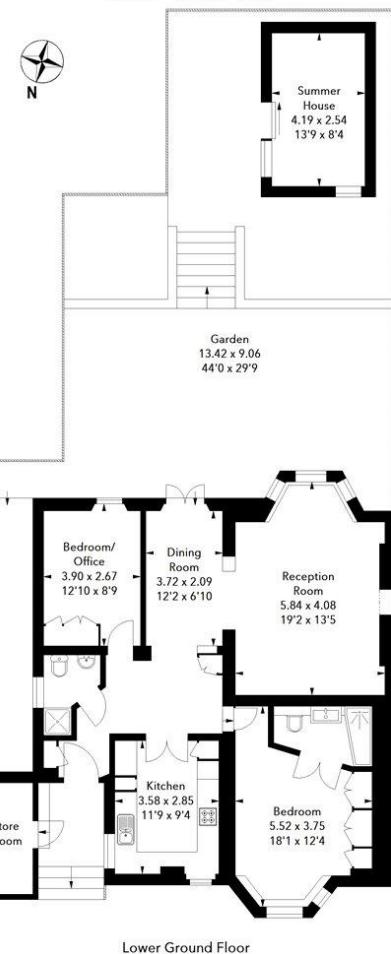
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A LARGE 958 SQFT TWO DOUBLE BEDROOM GARDEN FLAT SET WITHIN BURLINGTON HOUSE, AN ICONIC VICTORIAN VILLA POSITIONED ON ONE OF WANDSWORTH COMMON'S MOST PRESTIGIOUS ROADS.





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



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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Classification L2 - Business Data