



**ALTHORP ROAD, WANDSWORTH COMMON, SW17**

**£1,995,000**

**Carter Jonas**

# ALTHORP ROAD, WANDSWORTH COMMON, SW17

A beautiful five-bedroom Victorian house in the very heart of Bellevue Village adjacent to Wandsworth Common, with c. 2,268 sq. ft of open plan living, overlooking a 58 ft garden.

With its attractive Victorian façade, London stock brick and large sash windows, the house sits on a prime residential road that leads directly from Wandsworth Common. On the ground floor, is a double reception room, with a large bay window which bathes the space in natural light, highlighting the voluminous ceilings, which feature throughout the house. A wood-burning stove provides a striking focal point against the dark-hued walls and painted floorboards. The space flows into the light-filled kitchen/dining/family room, which is open plan and perfect for entertaining. Gloss white cabinetry houses plenty of storage space. Bifold doors open directly from here onto lawned garden, extending to 58 'ft, and enclosed by mature trees. There is also a useful cloakroom area, storage space and a separate W.C. on this level. On the first floor are three double bedrooms, the main bedroom, overlooking Althorp Road has fantastic proportions and ceiling heights and benefits from a bank of built-in wardrobes. It shares a family bathroom with the second double bedroom. The third double bedroom, with ensuite shower room and Juliet balcony, has views over the garden. There is a laundry station on this floor. The top floor comprises two double bedrooms, both with Juliet balconies and views over the gardens of Bellevue Village and to the City beyond, and one with built-in wardrobes and eaves storage. Both share a good-sized bathroom.

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, The Good Earth, Flotsam & Jetsam, Hyde Farm. 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 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.

## AMENITIES

- Five Bedrooms
- Open-Plan Kitchen/Diner/Family Room
- Two Bathrooms, one Shower Room & additional WC
- 58 ft. Garden
- Close to Wandsworth Common Overland & Northern Line at Tooting Bec

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** C







# Althorp Road, SW17

Approximate Gross Internal Area = 210.7 sq m / 2268 sq ft  
Including Limited Use Area (12.4 sq m / 133 sq ft)



Ground Floor 95.4 sq m / 1027 sq ft  
First Floor 68.1 sq m / 733 sq ft  
Second Floor 47.2 sq m / 508 sq ft

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk  
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