



NOTTINGHAM ROAD, LONDON, SW17

Carter Jonas

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A rare and substantial four-bedroom Victorian house in the very heart of "Bellevue Village", with direct views onto Wandsworth Common, and benefiting from a private south facing garden.

With its attractive c.1866 Victorian façade, wrought iron fence and gate and large sash windows, with decorative rope surrounds, the property is both impressive and welcoming. Its unique position on the road, facing directly down Wiseton Road, towards Wandsworth Common, gives a terrific sense of light and openness to the house.

The ground floor comprises a double reception room, with large bay window, fantastic ceiling heights, an original fireplace and fine cornicing. To the rear of the property, the open plan kitchen/dining/family room is perfect for living and entertaining. A conservatory provides additional relaxing space and access to the pretty, south-facing garden. Also on this level, a guest cloakroom/WC and entrance to the cellar, which provides additional storage space.

On the first floor, the principal bedroom spans the full width of the house and offers superb views towards the Common. The open aspect of the room, combined with its large sash windows and substantial proportions, creates an impressive space, more commonly found in larger houses. There is no shortage of storage, with large built-in wardrobes and a sizeable storage cupboard. The large bathroom can be found next door, with a second bedroom to the rear of the house, overlooking the garden. A third bedroom can be found on the second floor, along with a family bathroom. The loft room provides an additional fourth bedroom.

Nottingham 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.

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D





Approximate Floor Area = 174.4 sq m / 1878 sq ft
Basement = 10.9 sq m / 117 sq ft
Total = 185.3 sq m / 1995 sq ft
Including Limited Use Area (4.3 sq m / 46 sq ft) and Excluding Void

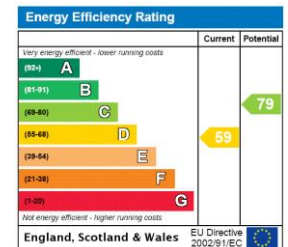


This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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