



ST. ANTHONY'S CLOSE, COLLEGE GARDENS, SW17

Carter Jonas

ST. ANTHONY'S CLOSE, COLLEGE GARDENS, SW17

This light-filled freehold house oozes understated style. Meticulously redesigned and convenient for Bellevue Village and Wandsworth Common, and the Northern Line at Tooting Bec. This immaculate house has been redesigned and finished to suit modern living.

A palette of soft greys and off whites flow through the house complimented by wooden flooring throughout the ground floor. Substantial volumes have been achieved in the extended kitchen/diner/family room with natural light and luxurious textures combining to make a stunning space. Metal bi-fold doors open onto a stunning walled, patio garden, allowing indoor and outdoor to seamlessly blend into one. The bright kitchen space allows for convivial entertaining with a peninsular unit and ample space for a dining table. A utility cupboard houses the washer/dryer.

Upstairs the tranquil double bedroom benefits from plenty of wardrobe and storage space. The bathroom is a joyous affair with John Derian wallpaper and contemporary fittings.

The property is accessed through a gate into the private walled garden. There are two dedicated parking spaces outside.

The house is located on St. Anthony's Close, within College Gardens which is a quiet residential enclave, discreetly tucked away only 0.6 miles from Wandsworth Common Station, it is located just 0.4 miles from the fashionable cafes and restaurants which line Bellevue Road and overlook the Common. The Northern line at Tooting Bec is also within easy reach (0.6 miles).



AMENITIES

- One-bedroom Freehold house
- Stunning open plan kitchen/diner/living space
- Direct access to low-maintenance patio garden
- Secure access via garden
- Two dedicated parking space
- Close to shops, amenities, and transport at Wandsworth Common
- Close to Northern Line at Tooting Bec

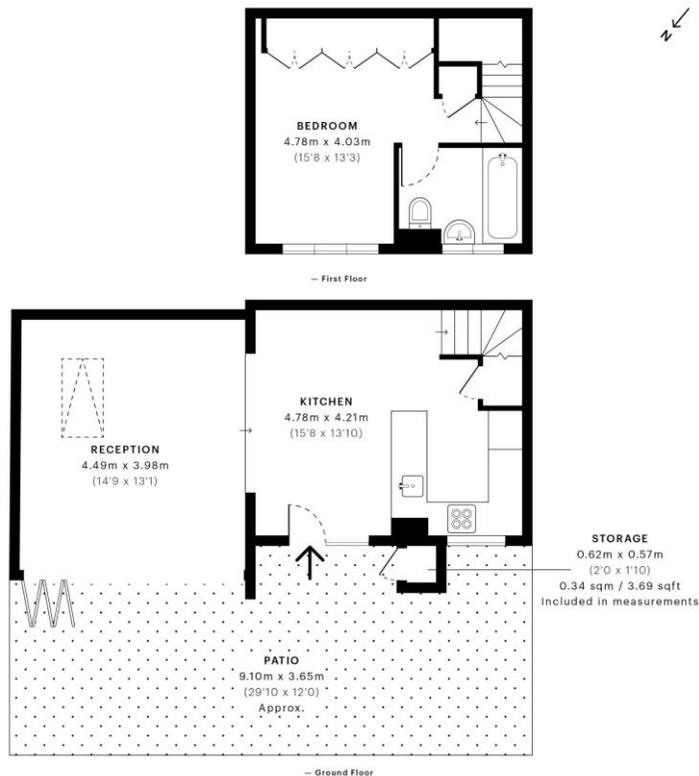
TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C







GROSS INTERNAL AREA (GIA)
The footprint of the property
58.08 sqm / 625.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes landings, restricted head height
53.00 sqm / 570.49 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

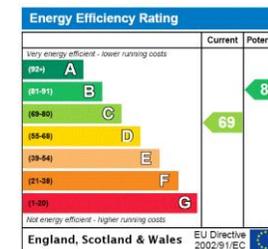
RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 55.92 sqm / 601.92 sqft
IPMS 3C RESIDENTIAL: 53.74 sqm / 578.45 sqft

spec id: 607453a11079a50db6a6ae265



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