



BARMOUTH ROAD, WANDSWORTH, SW18

Carter Jonas

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This Victorian conversion is located over two floors and benefits from a fantastic location, great space, and high specification. Light floods in through the large sash windows in the reception room, which benefits from high ceilings, Boston blinds, and herringbone parquet flooring. Internal Crittall windows have been added to reconfigure the open-plan living layout, whilst allowing light to filter throughout the space. The pale plaster palette compliments the neutral cabinetry and quartz worktops of the kitchen, with appliances neatly integrated. The central island houses a hob and a sociable breakfast bar for laidback entertaining, whilst offering a pop of colour.

There are two large double bedrooms in the apartment; the primary suite on the lower level is calm and neutral, with fantastic volumes and ceiling height and an excellent quality of light filtering through a floor to ceiling light well. The bedroom has generous bespoke built-in wardrobe space, and offers access to a small patio, with enough room for barbeque and banquette. The second double bedroom also has great ceiling height and natural light and built in wardrobe space. The beautifully finished bathroom is complete with a roll top tub, double vanity, and marble-effect wall tiles. A laundry station is located beneath the stairs. Wood-effect porcelain tiles underfoot throughout this floor.

The property is offered to the market chain free with Share of Freehold.

Barmouth Road is a quiet no through approximately 0.2 miles from the expansive Wandsworth Common, offering green open spaces. There are local independent shops and cafes, with more available in nearby Old York Road, Wandsworth Town, Northercote Road (c.1 mile) and Bellevue Road (c. 0.8 mile). Southside Shopping Centre is conveniently located. Transport links at Wandsworth Town station (c. 0.7 mile), Clapham Junction station (c. 1 mile), both providing regular services to London Victoria and Waterloo.

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C







Barmouth Road, SW18

Approximate Floor Area = 96.61 sq m / 1040 sq ft

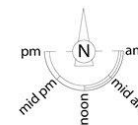


Ground Floor



Lower Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data