



Nottingham Road
London SW17



RYMER IRENS

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This very well presented three storey Victorian family house, situated moments from Bellevue Road & Wandsworth Common, is light and airy throughout and offers excellent living space, four double bedrooms and a pretty & secluded south facing garden.

Nottingham Road runs parallel to Bellevue Road, moments from Bellevue Road with its excellent selection of shops, bars and restaurants, including the very popular and Michelin starred Chez Bruce. Wandsworth Common, along with its mainline station (providing swift access to London Victoria via Clapham Junction), is a short walk away. The nearby 319 bus travels to Sloane Square, also via Clapham Junction.

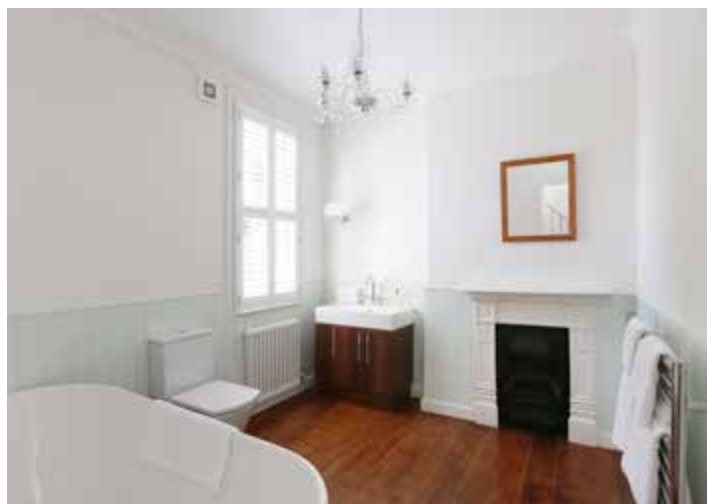
Entrance hall | Double reception room | Kitchen/breakfast room | Master bedroom with en suite shower room | Three further double bedrooms | Family bathroom | Separate shower room | South facing garden | 1,548 sq ft (143.7 sq m)

- Entrance hall with wooden floor and under stairs storage
- Elegant double reception room two original tiled fireplaces, fitted plantation shutters in the bay window and French doors leading onto the garden
- Stylish fitted kitchen/breakfast room with ample space for a dining table, composite worktops, plenty of storage cupboards & drawers, under floor heating and French doors leading directly onto the garden
- Built-in appliances including: Bosch dishwasher and Neff multi-function double oven, separate microwave, gas hob and extractor hood.
- Master bedroom with fitted wardrobes, plantation shutters and well-appointed en-suite shower room (with window)
- Wonderfully bright first floor rear bedroom with fitted wardrobe and linen cupboard
- Spacious family bathroom with free standing Svedberg bath and Roca sanitary ware
- Separate guest loo on the first half landing
- The top floor has two further double bedrooms as well as a very smart shower room
- Secluded south facing decked garden with raised bed housing a variety of mature plants including climbing rose, hydrangea
- The house also has the potential to be further extended into the side-return, subject to the usual planning consents

Tenure Freehold

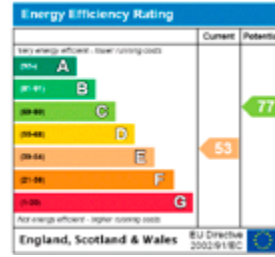
Local Authority Wandsworth Borough Council

Price on Application





Approximate Gross Internal Area
1,548 sq ft (143.7 sq m)



GARDEN
18'2" x 17'3"
5.55 x 5.25M

KITCHEN
BREAKFAST
ROOM
18'6" x 10'6"
5.65 x 3.20M

DOUBLE
RECEPTION
26'5" x 11'10" > 10'2"
8.05 x 3.60 > 3.10M

GROUND FLOOR 590 SQ.FT

BEDROOM
15'7" x 10'6"
4.75 x 3.20M

BEDROOM
15'7" x 12'
4.75 x 3.65M

FIRST FLOOR 585 SQ.FT

BEDROOM
10'2" x 8'
3.10 x 2.45M

BEDROOM
15'7" x 10'10"
4.75 x 3.30M

SECOND FLOOR 373 SQ.FT



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Brochure prepared on 20/4/17 by Caktus 01202 484666.

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Floorplans by Floorplanners 01372 841099.