



**Boundaries Road**  
London SW12



**RYMER IRENS**

# Boundaries Road

London SW12

Forming part of an attractive terrace, this well-presented Victorian family house, with four double bedrooms, is beautifully proportioned throughout. The house not only offers excellent living & entertaining space, as well as a charming garden, but there is also potential to extend (subject to the usual consents).

Boundaries Road runs off Upper Tooting Park (this house is situated closest to the junction with Oswald Road) and is within easy reach of the many local shops, bars and restaurants on Bellevue Road and also in Balham. Wandsworth Common, along with its mainline station (providing direct access into London Victoria, via Clapham Junction), is close by and both Balham Underground (Northern Line) and mainline stations are within easy reach. The area is also well known for its many nurseries and schools.

Entrance hall | Double reception room | 22ft kitchen/dining room | Utility/cloakroom | Four double bedrooms | Two bathrooms | Large loft | Cellar | Landscaped garden | 1,815 sq ft (168.6 sq m)

- Attractive paved front garden (with outside tap) set behind brick wall with railings & gate
- Entrance hall with pine floors and access to cellar, with reasonable head height and running under the hall – ideal for storage
- Elegant double reception room with large bay window and fireplace with slate hearth
- 22ft kitchen/dining room with ample space for a large dining table, tiled floor and plenty of wall and base cupboards & drawers. Britannia 'range-style' cooker (with two ovens and five gas hobs) and spaces for dishwasher and two fridge/freezers. French doors lead out onto the garden
- Master bedroom with large bay window, fireplace, fitted wardrobes and lovely views along Boundaries Road
- Three further double bedrooms, one of which has access to the main loft
- Two bathrooms, both with separate showers over the bath
- Large boarded loft (access via loft ladder) providing plenty of storage space
- Landscaped & paved rear garden with raised brick borders filled with an abundance of shrubs and plants. Raised terrace at far end beneath a pergola (with mature vine). Garden shed and outside tap
- Subject to the necessary planning consents & permissions, the kitchen and loft could both be extended if desired

**Tenure** Freehold

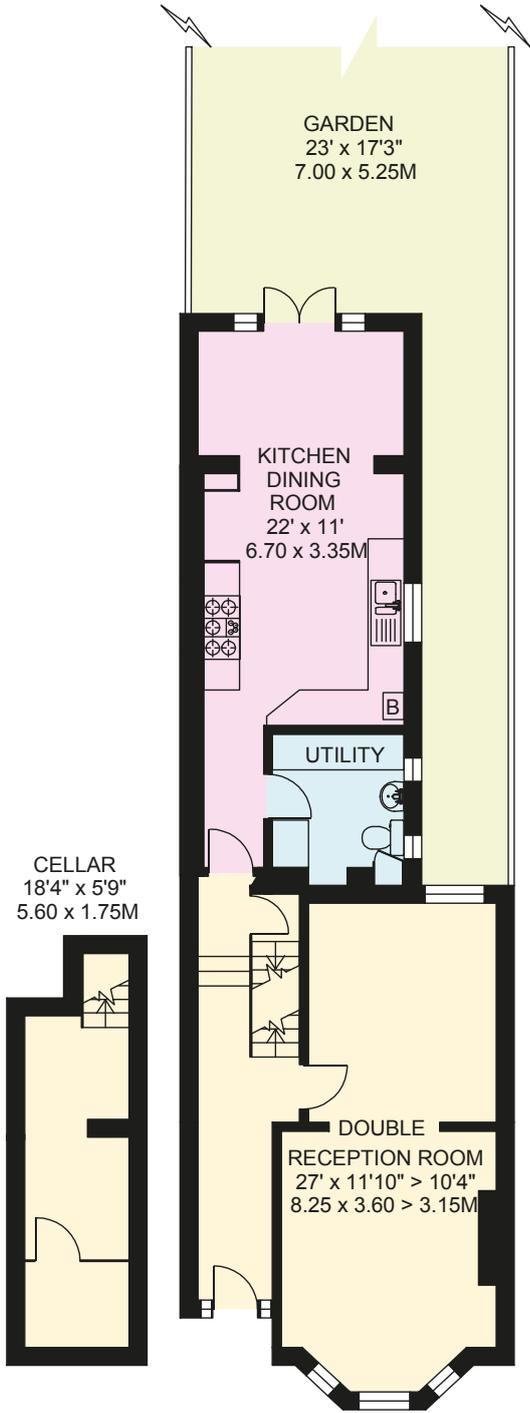
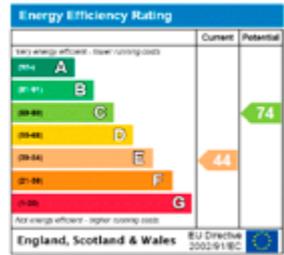
**Local Authority** Wandsworth Borough Council

**Price** on Application



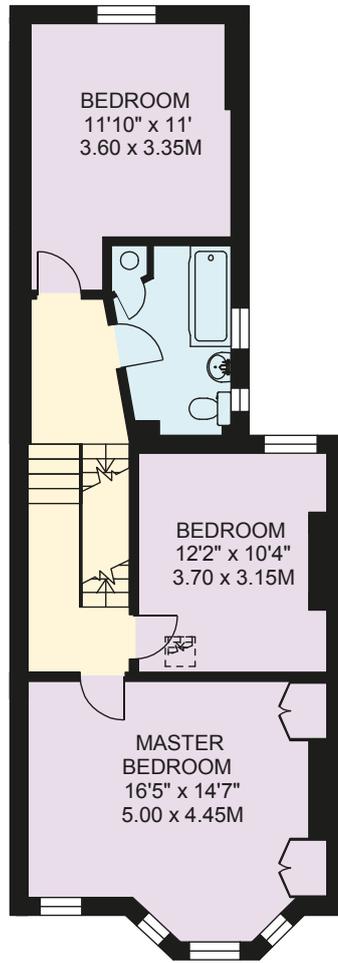


Approximate Gross Internal Area  
1,815 sq ft (168.6 sq m)  
Plus loft storage 327 sq ft (30.4 sq m)

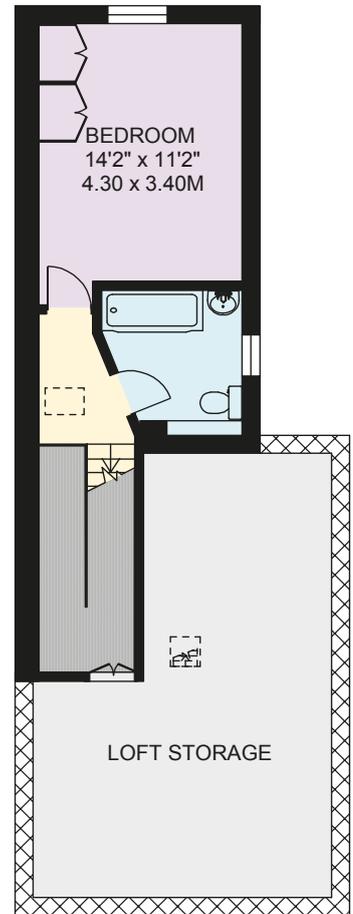


115 SQ.FT.

GROUND FLOOR 758 SQ.FT.



FIRST FLOOR 680 SQ.FT.



SECOND FLOOR 262 SQ.FT.



**Rymer Irens LLP**  
34 Bellevue Road,  
London SW17 7EF  
T: 020 8767 2222 F: 020 8672 2954  
E: bellevueroad@rymer-irens.com  
rymer-irens.com

**Important notice**

Rymer Irens LLP, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rymer Irens LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared on 19/10/17 by Cactus 01202 484666.  
Photographs by Roger Cannon Photography 020 8761 8826.  
Floorplans by Floorplanners 01372 726826.