



**NOTTINGHAM ROAD, LONDON, SW17**  
**£625,000**

**Carter Jonas**



# NOTTINGHAM ROAD, LONDON, SW17

Occupying the top two floors of an end of terrace “Bellevue Village” property, the apartment is bathed in natural light, thanks to its dual aspect. The impressive open plan kitchen/dining/living room has fantastic views over Nottingham and Wiseton Roads. High ceilings add to the sense of volume in the space, with room for convivial dining and plenty of work and storage space in the kitchen.

The first-floor bedroom, located adjacent to the bathroom, is both spacious and tranquil, with views over Wiseton Road to the spire of St. Mary Magdalene Church. On the top floor, a second bedroom with a large eave's storage and views over the rooftops. There is additional storage on the first floor with a handy utility cupboard.

The property is Share of Freehold and is offered with no onward chain. Located on Nottingham Road, within “Bellevue Village,” a much sought-after enclave off Bellevue Road, close to Wandsworth Common, the apartment is a short stroll from the shops, cafés, restaurants, and amenities of Bellevue Road. Transport links can be found on the doorstep with Wandsworth Mainline Station close by (0.3 miles), offering an overland route to Victoria via Clapham Junction. The Northern Line at Balham (0.7 miles) and at Tooting Bec (0.6 miles) is close by.

## AMENITIES

- Two-Bedroom Apartment
- Bright Open-Plan Kitchen/Dining/Living Room
- First and Second Floor
- Share of Freehold
- Dual-Aspect
- Large Double Bedrooms
- Bathroom
- Large Eaves Storage
- Bellevue Village Location
- Close to transport links and amenities
- Close to Wandsworth Common and Balham

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D

**A BRIGHT AND SPACIOUS FIRST FLOOR APARTMENT, C. 733 SQ FT, IN “BELLEVUE VILLAGE”, WITH OPEN PLAN LIVING, 2 DOUBLE BEDROOMS, CLOSE TO WANDSWORTH COMMON AND BALHAM. SHARE OF FREEHOLD AND WITH NO ONWARD CHAIN.**



Classification E2 - Business Data



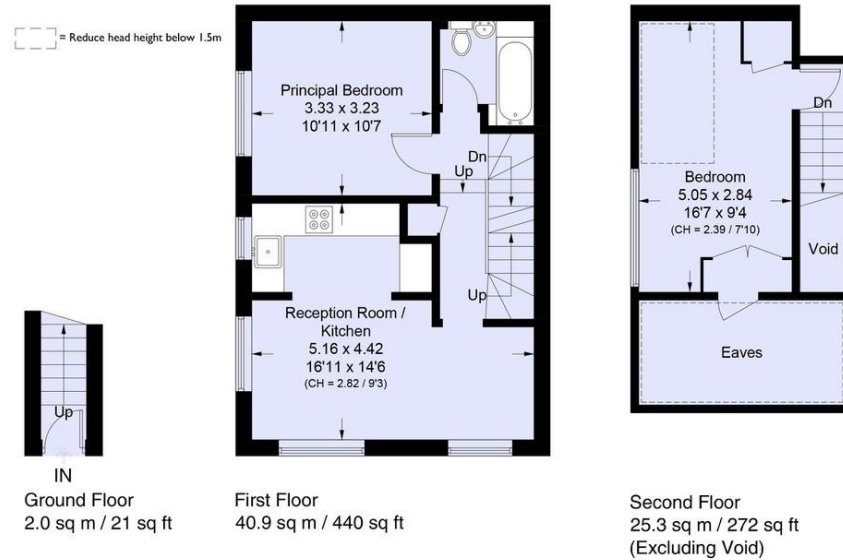




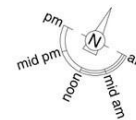
Classification L2 - Business Data

## Nottingham Road, SW17

Approximate Area = 68.2 sq m / 733 sq ft  
Including Limited Use Area (11.2 sq m / 120 sq ft)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
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