



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.

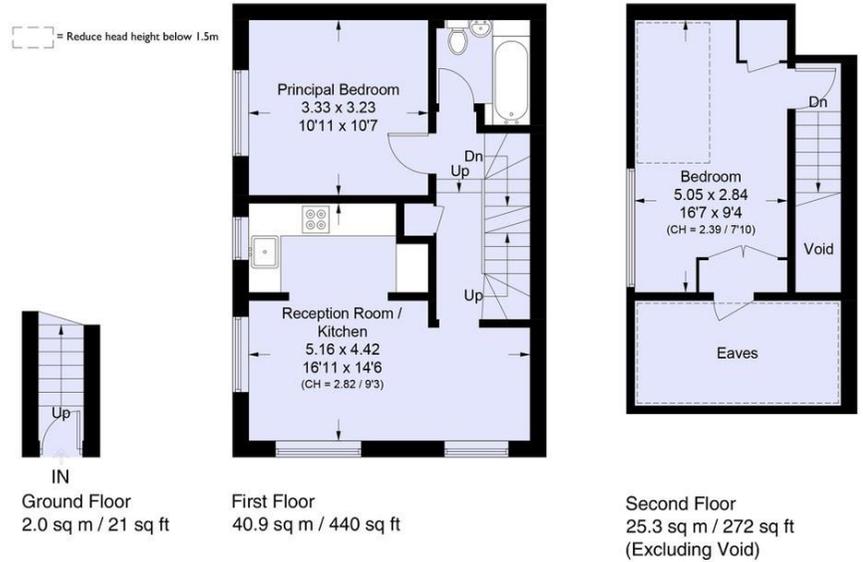




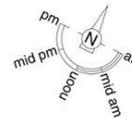
Classification L2 - Business Data

Nottingham Road, SW17

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

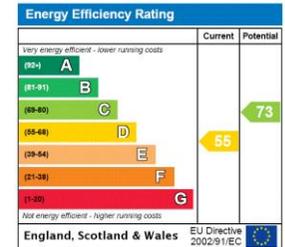


This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data