



ALTHORP ROAD, WANDSWORTH COMMON, SW17

Carter Jonas



# ALTHORP ROAD, WANDSWORTH COMMON, SW17

A light-filled, two-bedroom apartment, on the first and second floor of a charming Victorian property in Wandsworth Common's 'Bellevue Village', benefiting from a large loft room, currently used as a third bedroom. Close to Balham, Northcote Road and transport links. Chain free.

N.B. Please note these photographs were taken in 2023; the property has since been tenanted. Décor and furnishings may not be accurate.

The apartment is situated on one of Wandsworth Common's most sought-after, tree-lined roads, in an area that has retained its distinctly 'villagey' feel, despite its proximity to the centre of London. The expansive green spaces of Wandsworth Common can be found at the end of the road. Laid out over two floors, the spacious living room is the full width of the building, ensuring morning sun to the front, and afternoon and evening sun to the rear. The original fireplace, complete with decorative tiles, provides a focal point for the space. There are two bedrooms located on this floor, one a double, and the second room overlooks the garden. The bathroom is located on this level, as is the galley kitchen. The loft room is currently used as a bedroom, and with its large eaves storage, could potentially be remodelled (subject to required permissions). The property is sold with no onward chain.

Althorp Road is well positioned in the heart of 'Bellevue Village', in this leafy corner of Southwest London, with Bellevue Road and Wandsworth Common at the end of the road, and equidistant from Battersea's Northcote Road and Balham High Road, both less than a 1 mile walk away. Bellevue Road offers a wide variety of shops, pubs, restaurants, grocery and coffee shops. Frequent Overground services run from Wandsworth Common, and the Northern Line at Balham or Tooting Bec are also close by. The Number 319 bus runs from Bellevue Road.

**Lease:** 170 years remaining  
**Ground rent:** Peppercorn  
**Service Charge:** £356pa  
**Wandsworth Council Tax:** Band D

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D



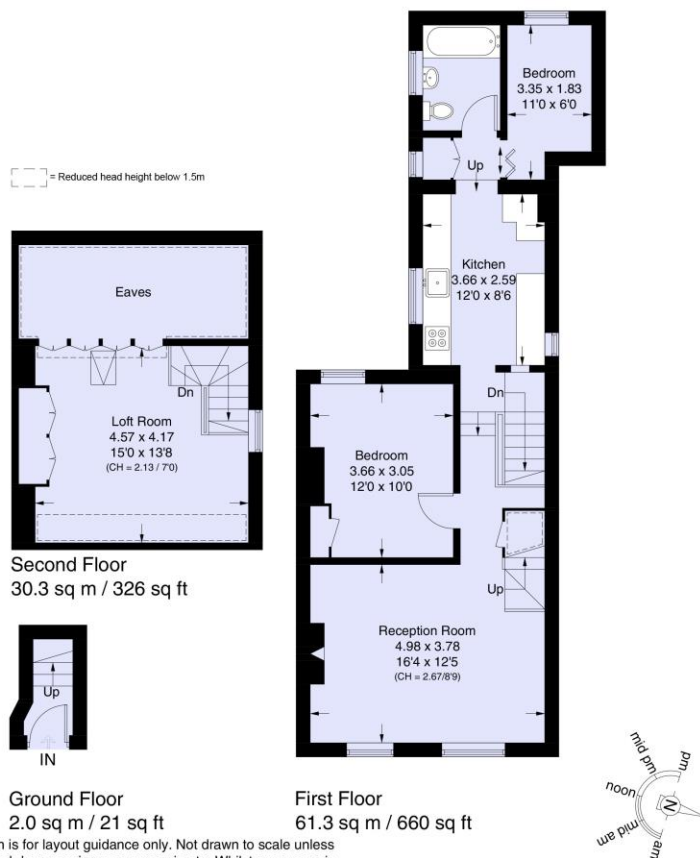






## Althorp Road, SW17

Approximate Gross Internal Area = 78.7 sq m / 847 sq ft  
(Including Loft Room / Excluding Areas With Reduced Headroom)  
Reduced Headroom = 14.9 sq m / 160 sq ft  
Total = 93.6 sq m / 1007 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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