



FREWIN ROAD, LONDON, SW18

Carter Jonas

# FREWIN ROAD, LONDON, SW18

A rare opportunity to acquire a characterful, five-bedroom, late Edwardian family home, with an approximately 84ft garden, on Frewin Road, a prime residential road close to Wandsworth Common.

Accommodation is generously proportioned and well-balanced comprising; a bright double reception room, featuring impressive ceiling height and original period detail, kitchen/breakfast room, with views of and access to the garden, and a guest cloakroom/W.C.

The circa 84ft garden is mainly lawned, with mature shrubs and borders, and a large studio at the bottom. Equipped with power, the studio can be used as a workshop, gym, playroom or home office.

On the first floor, there are two large double bedrooms with built-in wardrobes, a third double bedroom, a modern family bath and shower room, and a fourth bedroom, currently used as a study. On the second floor is a spacious bedroom with ensuite bath and shower room. Also on this floor is a large eaves space, which, if required, and subject to the necessary permissions, could be converted into further accommodation.

Frewin Road is a particularly attractive and quiet road, moments from the green open spaces of Wandsworth Common and within short walking distance of the local shops, cafes, bars and restaurants of Bellevue Road. Transport can be found at Wandsworth Common station (to Victoria), Earlsfield station (to Waterloo) with great connections to the City and West End.

## AMENITIES

- Reception room
- Dining room
- Kitchen/breakfast room
- 5 Bedrooms
- 2 bathrooms
- WC
- Loft
- Garden

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C







# Frewin Road, SW18

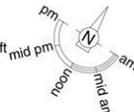
Approximate Gross Internal Area = 208.0 sq m / 2238 sq ft  
 Outbuildings = 14.2 sq m / 153 sq ft  
 Total = 222.2 sq m / 2391 sq ft  
 (Including Reduced Headroom = 25.6 sq m / 275 sq ft) & Eaves



Ground Floor  
74.0 sq m / 796 sq ft

First Floor  
74.0 sq m / 796 sq ft

Second Floor  
60.0 sq m / 646 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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## CHRISTIE'S INTERNATIONAL REAL ESTATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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