



MAGDALEN CONSERVATION AREA, WANDSWORTH COMMON, SW18
£1,795,000

Carter Jonas

MAGDALEN CONSERVATION AREA, WANDSWORTH COMMON, SW18

A 2,515 sq ft five-bedroom family house with 50 ft garden in the heart of the Magdalen Conservation Area, close to Wandsworth Common. Close to Earlsfield and Wandsworth Common Stations and in the Beatrix Potter Primary School Catchment.

With approximately 2,515 square feet of well-balanced and well-presented living and entertaining space, this house manages to retain its Edwardian character and period features whilst embracing modern living and entertaining. The bright open plan kitchen/dining room, with bespoke solid cherry wood cabinetry, underfloor heating has bi-folding doors that give access to the garden. The spacious double reception room spans the length of the house, with glass doors leading to the kitchen and the original Edwardian parquet floor. There is a W.C. on the ground floor and steps leading down to the cellar.

The large, 50'5 ft garden has been well-maintained and is lawned and planted with a variety of shrubs and trees. The property benefits from several solar panels, installed on the south-facing roof.

The first floor has three well-proportioned double bedrooms and a smaller bedroom/study, all served by a large family bathroom. The principal suite can be found on the second floor, with an en suite shower room, plenty of wardrobe space and eaves storage.

The house is on a popular residential road close to Wandsworth Common and to the shops, cafes, bars and restaurants of Bellevue Road, Earlsfield's Garratt Lane, and Battersea's Northcote Road. There are many fantastic primary, prep and senior schools in both the state and independent sector. The house is in the Beatrix Potter Primary School Priority catchment. There are great sporting clubs and facilities close by, including Magdalen Park Lawn Tennis Club, Battersea Ironside Cricket & Rugby, The Spencer Club, Broomwood F.C.







Ellerton Road, SW17

Approximate Floor Area = 233.6 sq m / 2515 sq ft

Cellar = 8.3 sq m / 89 sq ft

Total = 241.9 sq m / 2604 sq ft

Including Limited Use Area (30.9 sq m / 333 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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Classification L2 - Business Data

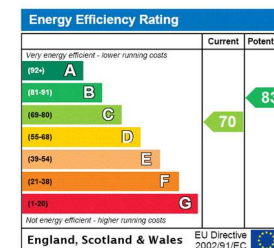
AMENITIES

- Large Edwardian House
- 2,515 sq ft
- Magdalen Conservation Area
- Five Bedrooms
- Open-Plan Kitchen/Diner
- Double Reception Room
- Original Features
- Cellar
- Large Garden
- Close to Wandsworth Common
- Close to train stations Wandsworth Common and Earlsfield
- Beatrix Potter Catchment Area
- Freehold

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C



IMPORTANT INFORMATION

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