



ELLERTON ROAD, LONDON, SW18

Carter Jonas

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With approximately 2,011 square feet of well-balanced and beautifully presented living and entertaining space, this four-bedroom Arts & Crafts style house, with Southwest facing garden, close to Wandsworth Common, ticks all the boxes.

The house has been extended and updated to embrace modern living and entertaining. A large, bright, and welcoming central hallway leads to all the principle rooms. The fabulous kitchen/diner/family room packs a punch with an immaculately finished kitchen and island, large dining and living space, with bi-fold doors to the southwest facing terrace and garden. A utility room leading from the kitchen neatly houses the washing machine and drier. At the front of the property, the well-proportioned sitting room has a large bay window, and a contemporary feature fireplace, and under the stairs, a guest cloakroom W.C. completes the rear of the ground floor. Light Luxury Vinyl Tile flooring and underfloor heating runs throughout the majority of the downstairs space.

The first floor comprises four double bedrooms, served by two ensuite shower rooms and a family bathroom. One of the bedrooms, currently arranged as a study, benefits from a mezzanine level, accessed by a ladder which could be used as a library area or play den. There is additional loft storage.

Ellerton Road runs off Magdalen Road between Trinity Road and Burntwood Lane, making it extremely convenient for Wandsworth Common, and the shops, boutiques, pubs and bars of Bellevue Road and Garratt Lane. Transport links are well catered for with Wandsworth Common (approximately 0.7 miles) and Earlsfield (approximately 0.9 miles) Overground stations both nearby. The Underground Northern Line at Tooting Bec is also 1 mile away. There are plenty of local sporting facilities nearby such as the Magdalen Tennis Club, the Spencer Club and Battersea Ironsides Rugby Club. The area is renowned for its many good schools, both state and independent.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D





Classification L2 - Business Data



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Ellerton Road, SW18
 Approximate Floor Area = 186.82 sq m / 2011 sq ft
 Loft = 8.9 sq m / 96 sq ft
 Total = 195.74 sq m / 2106 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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