



FREWIN ROAD, LONDON, SW18

Carter Jonas

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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

- Five bedrooms
- Double reception room
- Kitchen/breakfast room
- Two bathrooms
- Private 84 ft. garden
- Garden studio/home office
- Eaves storage
- EPC rating C

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
England, Scotland & Wales		70	82
EU Directive 2002/91/EC			

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