



MARHAM GARDENS, LONDON, SW18

Carter Jonas

MARHAM GARDENS, LONDON, SW18

A stylishly remodelled Edwardian house, close to Wandsworth Common and Bellevue Road, offering bright, relaxed, open plan living and entertaining space.

A welcoming hallway leads through to the reception room which, with its pale colour palette, bay window, fireplace, and wooden flooring combine to create a calm, relaxing space. The hallway flows through to the luminous kitchen dining and living area, which has been extended with four skylights to create a fantastic space. The lounge area blends effortlessly into dining space, with a fireplace providing a cosy focal point. Aluminium folding doors open onto the paved garden.

The pale cabinetry of the kitchen and white composite worktops, provide plenty of counter space, and are paired with integrated appliances. An island provides an informal eating spot. The guest W.C. is located just off the hallway.

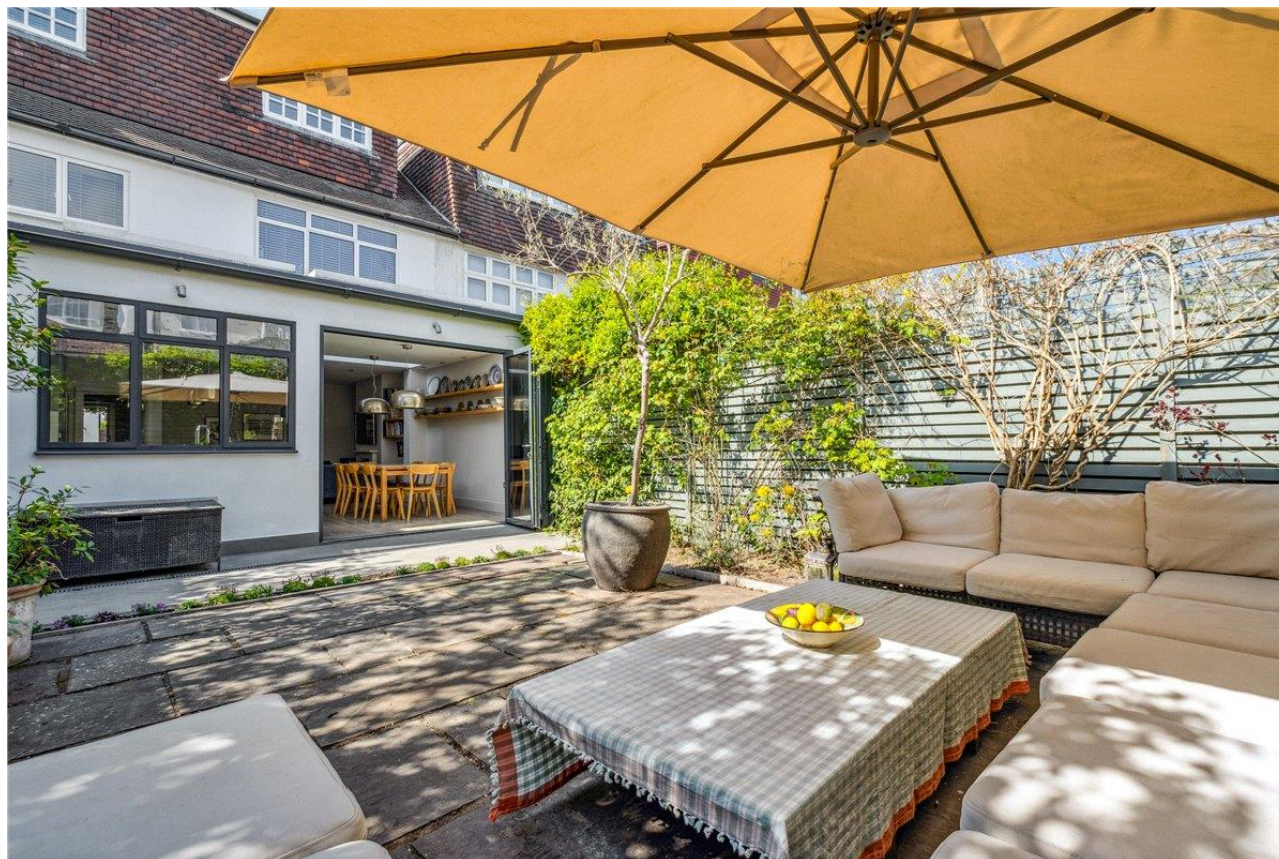
On the first floor, a stylish double bedroom benefits from generous proportions, a large bay window and wooden flooring. The second double bedroom overlooks the garden and has a built-in wardrobe. A smaller third bedroom is currently used as a study but works well as a cot room. A stylish family bathroom is also located at this level. On the top floor, the principal suite benefits from spectacular views over the rooftops and an ensuite shower room.

Marham Gardens is a quiet residential side, close to Wandsworth Common and is within easy reach of independent shops and cafes of Bellevue Village and Wandsworth Common Station, with its direct links into Clapham Junction and Victoria. The Northern Line at Tooting Bec is also accessible within 0.9 miles. The house is located in the existing first catchment of Beatrix Potter School, and is also within close proximity to Burntwood Academy, Finton House, Thomas's Clapham and Broomwood.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D








Marham Gardens, SW18

Approximate Floor Area = 155.07 sq m / 1669 sq ft
(Including Eaves Storage)
Eaves Storage = 8.36 sq m / 90 sq ft

 = Reduced head height below 1.5m



Ground Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.