



MARHAM GARDENS, LONDON, SW18

Carter Jonas

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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







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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

First Floor

Second 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			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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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