



SANDGATE LANE, LONDON, SW18

Carter Jonas



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A rare six-bedroom period house, with south-west facing garden, with fantastic views directly onto the woods of Wandsworth Common and located only a short walk from Bellevue Village and Wandsworth Common Station.

Set back from the road, this mid terrace house benefits from a southwest facing garden. With many attractive period features, such as high ceilings and a wide hallway, the property could benefit from some sympathetic updating to suit modern family life.

Sandgate Lane is a pretty residential no through road, which directly overlooks the green expanse of Wandsworth Common. It is within easy reach of independent shops and cafes of Bellevue Village and just 0.4 miles from Wandsworth Common Station, with its direct links into Clapham Junction and Victoria. The Northern Line at Tooting Bec is also accessible within 0.8 miles.

## AMENITIES

- Six-bedrooms
- Reception room
- Dining room
- Kitchen
- Breakfast room
- Bathroom
- Shower room
- South-west facing garden
- Period features
- Terraced
- Potential to further extend/remodel (Subject to the necessary permissions)
- First catchment of Beatrix Potter Primary School
- Close to Bellevue Village
- Close to Wandsworth Common
- Close to Transport Links (Overground & Northern line)

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** E







Classification L2 - Business Data





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## Sandgate Lane, SW18

Approximate Gross Internal Area = 180.4 sq m / 1941 sq ft  
Including Limited Use Area (3.5 sq m / 38 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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## CHRISTIE'S

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