



GERALDINE ROAD, LONDON, SW18

Carter Jonas

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A bright, two-bedroom first and second floor apartment, in one of Wandsworth Common Westside's most exclusive enclaves, close to 'The Tonsleys' and Wandsworth Town, retaining character and period features, whilst embracing modern living. Share of Freehold and chain free.

With balanced living and entertaining space and arranged over the upper floors of a substantial and well-presented Victorian property, this apartment ticks all the boxes. The accommodation includes a spacious kitchen/dining/living room, with fireplace, built-in alcove cupboards and plenty of space for living and entertaining. The well-appointed kitchen has integrated appliances and ample storage and work surfaces.

Two well-presented double bedrooms, with views over the gardens at the rear of the property, both feature plenty of built-in wardrobe space and share a bright bathroom.

This property is situated on Geraldine Road, a prime residential road running between East Hill and Allfarthing Lane. The amenities of Wandsworth Town, St. John's Hill and Clapham Junction are close by, along with the green open spaces of Wandsworth Common. Transport links at Wandsworth Town (Overland to Waterloo). There are a number of excellent state and private primary schools close by, subject to catchment and entrance requirements.

AMENITIES

- Two double bedrooms
- Open plan reception/kitchen/diner
- Bathroom
- First and second floor
- Share of Freehold
- Chain free
- Transport links Wandsworth Town
- Excellent bus service

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C




Classification E2 - Business Data

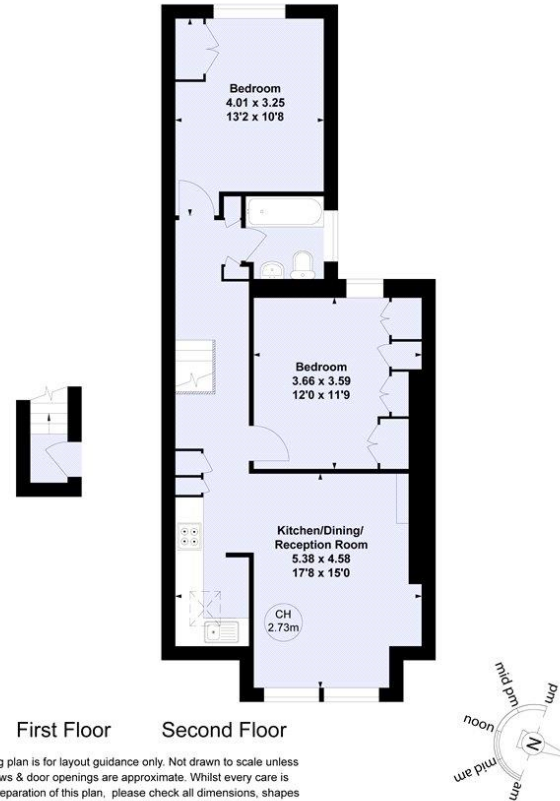


Classification L2 - Business Data

Geraldine Road, SW18

Approximate Floor Area = 62.11 sq m / 668 sq ft

 = Reduced head height below 1.5m



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			
(95-100)	A		
(81-94)	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		69	79
		EU Directive 2002/91/EC	

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