



BELLEVUE ROAD, LONDON, SW17

Carter Jonas

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A superb three-bedroom maisonette, c. 1,326 sq ft, recently refurbished to suit modern living, with fantastic views over Wandsworth Common, complete with private roof terrace. N.B. Please note we have employed CGI on some images of the reception room, bedroom, and terrace to enhance the appearance. Furniture and decor is not accurate to the property.

With its own front door, and arranged over the ground, first and second floor, this beautifully presented three-bedroom Victorian property offers fantastic living and entertaining space. The light-filled reception room spans the full width of the first floor and features high ceilings, wooden floors, alcove bookcases, fireplace and two large windows with fabulous views over Wandsworth Common. A large double bedroom with plenty of built-in wardrobes, and views onto the rear terrace can be found on this level. A stylish shower room can be found on the half landing.

To the rear of the property, a dual-aspect kitchen/dining room offers plenty of room for cooking/dining and entertaining, with direct access to the south facing roof terrace via the French door. The roof terrace is divided into two sections, the main terrace is decked and ideal for al-fresco dining in the warmer months, the utility section of the terrace, perfect for drying clothes, and has low maintenance astro turf. N.B We have employed CGI on images of the living room, bedroom, and terrace to demonstrate decoration and enhance the presentation. Furnishings and décor are not accurate to the property.

The impressive Primary Suite is located on the top floor, complete with ensuite shower room, dressing area and fitted wardrobes. There is eaves storage and a built-in storage cupboard at this level. On the half-landing, a further double bedroom, which could equally work as a home office, completes the accommodation. The property benefits from its own front door, welcoming hallway, with a large open storage area under the stairs.

The property is well located on Bellevue Road overlooking Wandsworth Common, and above Bella's, a family-run fruit & vegetable, organic food and fresh flower store, in an area known locally as 'Bellevue Village,' home to an eclectic range of shops, restaurants and cafes, including Chez Bruce, The Good Earth, Flotsam & Jetsam, POM London and Bella's. There are many good pubs and bars in the area, including The Hope, The Althorp and Brinkleys. Northcote Road is a short walk away. The green open space of Wandsworth Common, with its pitches, playgrounds, and tennis courts, is just across the road. Wandsworth Common Overground station is on the doorstep, providing transport links to Victoria via Clapham Junction. Access to the Underground (Northern Line) from Balham and Tooting Bec a short distance away. Bus services include the 319 to Sloane Square.

TENURE Leasehold

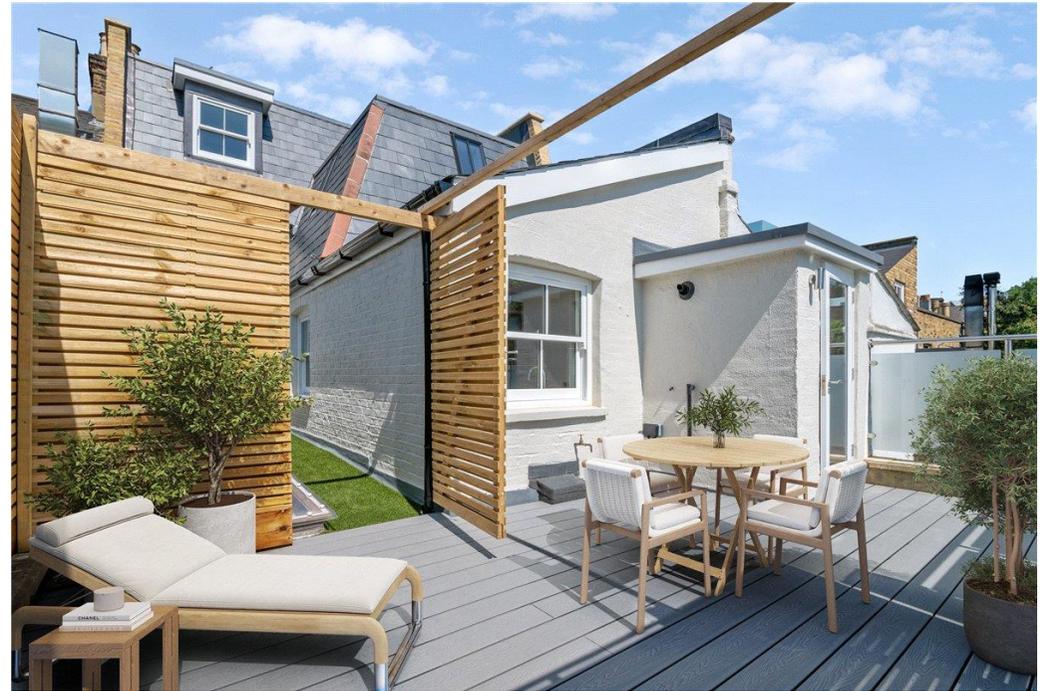
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND E





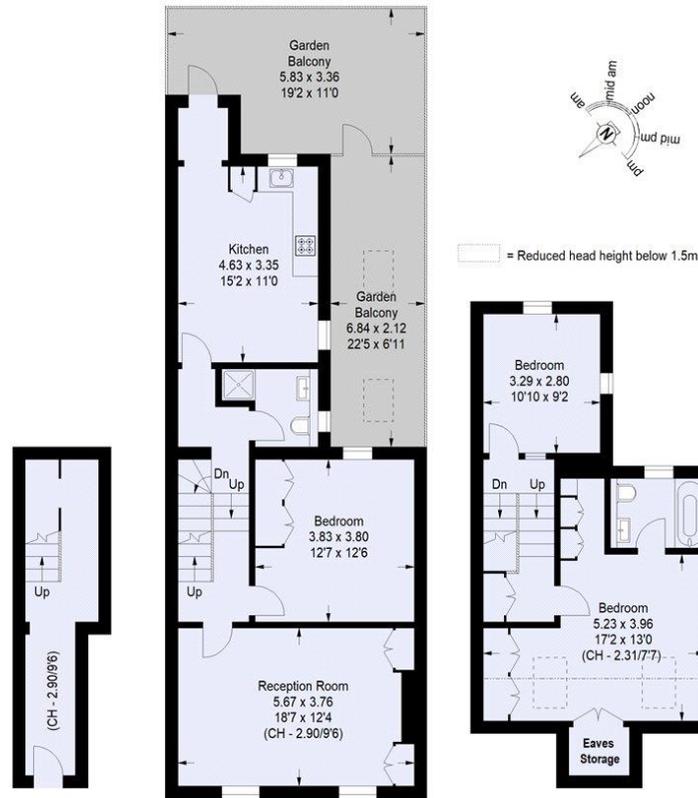
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Approximate Floor Area = 121.5 sq m / 1308 sq ft
 Eaves Storage = 1.7 sq m / 18 sq ft
 Total = 123.2 sq m / 1326 sq ft



Ground Floor
11.1 sq m / 120 sq ft

First Floor
68.7 sq m / 740 sq ft

Third Floor
43.3 sq m / 466 sq ft

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			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(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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