



COLLEGE GARDENS, LONDON, SW17

Carter Jonas

# COLLEGE GARDENS, LONDON, SW17

Immaculately presented and recently refurbished, one-bedroom, ground floor flat, with a private garden and dedicated off-street parking, in a quiet residential enclave only moments away from Wandsworth Common.

This bright, end of terrace flat feels more like a house, with its own front door, private front garden and dedicated parking space. It has recently undergone a total refurbishment to a high standard, including the installation of a new boiler, underfloor heating, kitchen, bathroom, wooden flooring and redecoration. The large open plan kitchen/living room has stylish white cabinetry and integrated appliances. Wooden flooring and underfloor heating runs throughout the living spaces. The double bedroom is located to the rear of the property, with a leafy aspect. There is a stylish contemporary bathroom alongside, which has tiled underfloor heating. A spacious storage cupboard is located in the hallway.

Outside and to the front of the property, a utility cupboard, housing meters, also makes an additional storage or parcel drop off point. The front garden is laid to lawn, with a dedicated parking space directly in front of the property. The property is Share of Freehold.

College Gardens is a quiet residential enclave, discreetly tucked away only 0.6 miles from Wandsworth Common Station, it is located just 0.4 miles from the fashionable cafes and restaurants which line Bellevue Road and overlook the Common. The Northern line at Tooting Bec is also within easy reach (0.6 miles).

## AMENITIES

- One bedroom ground floor flat
- Share of Freehold
- Popular College Gardens location
- Neutral contemporary decoration throughout
- Close to Tooting Bec and Balham
- Nearby Wandsworth Common

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D

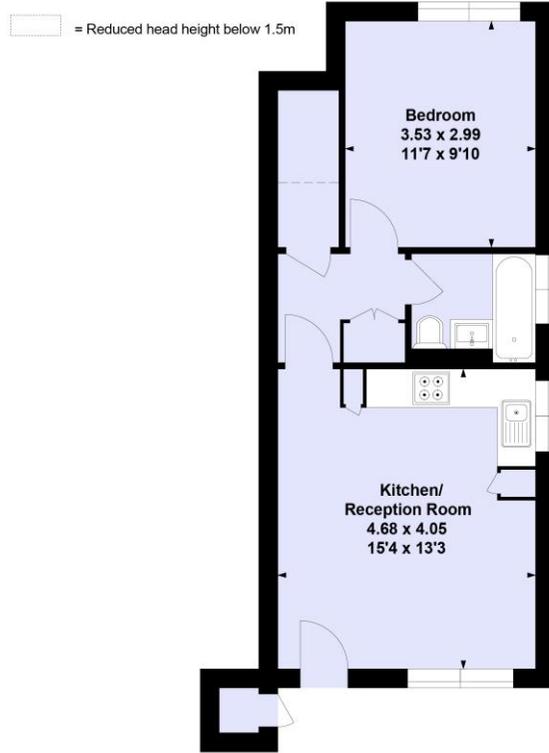




Classification L2 - Business Data

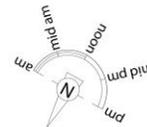
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Approximate Floor Area = 39.80 sq m / 428 sq ft  
 (Excluding External Storage)  
 External Storage = 0.43 sq m / 4 sq ft



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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**  
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