



BRODRICK ROAD, WANDSWORTH COMMON, SW17

Carter Jonas

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Set on the top floors of a substantial Victorian villa with 933 sq ft of space, this one-bedroom flat is only moments from Wandsworth Common and Bellevue Village, and is offered to the market chain free with Share of Freehold.

The flat features a large bright double bedroom with useful fitted wardrobes to the front of the property. The reception room has an original fireplace with built-in joinery and a sash window.

To the rear is the well-appointed kitchen breakfast room, with ample base and wall-hung units. Running off the kitchen is the bathroom. A west-facing winter garden (enclosed balcony/conservatory) adds an additional bright space to this level, offering great views across the greenery of the Trinity Fields. Upstairs is the converted loft room, providing useful extra space for a home office/study.

Brodrick Road runs off Trinity Road to the south of the green open spaces of Wandsworth Common, nearby to the independent shops, cafes, and restaurants which line Bellevue Road. Excellent transport links are available at Wandsworth Common Overground (0.5 mile) and Tooting Bec Northern Line (0.6 mile), providing direct, easy access to the city.

AMENITIES

- Large one-bedroom top floor flat
- Loft/Study Room
- Reception room
- Kitchen breakfast room
- Bathroom
- Winter garden (enclosed balcony)

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D





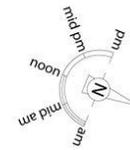
Brodrick Road, SW17

Approximate Floor Area = 86.68 sq m / 933 sq ft
 (Including Eaves Storage & Winter Garden)
 Eaves Storage = 6.77 sq m / 73 sq ft
 Winter Garden = 5.74 sq m / 62 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			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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