



BEEHCROFT ROAD, WANDSWORTH, SW17

Carter Jonas

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This joyful Victorian end of terrace, close to Wandsworth Common and Northern Line has been brilliantly overhauled by its owners to give c. 1,268 sq ft of stylish open plan living space with private garden.

The elegant double reception room is spacious, with large bay window, wooden shutters and two beautiful original fireplaces. The space is painted in a rich blue, complemented by Crittal-style double doors to the hallway and hard wood flooring throughout the ground floor.

The space flows through to the beautifully bright kitchen, which has been extended with a pitched ceiling to maximise space and light. A large window and glazed Crittal-style doors frame the view of the terrace and garden. Pale cabinetry, with brass accents, quartz worktops and splashback, provide plenty of counter space, and are paired with integrated appliances. The low maintenance garden has a large outdoor seating and barbeque area, perfect for summer entertaining. There is a guest cloakroom/W.C. on the ground floor.

On the first floor, two well-proportioned double bedrooms, one with built-in cupboards and bookshelves and a further bedroom and a family bathroom complete the accommodation on this level. A stylish and spacious bathroom, with freestanding tub and a separate shower can be found on the half landing. On the top floor, an elegant double bedroom in blush tones, benefits from a Juliet balcony with views of the garden.

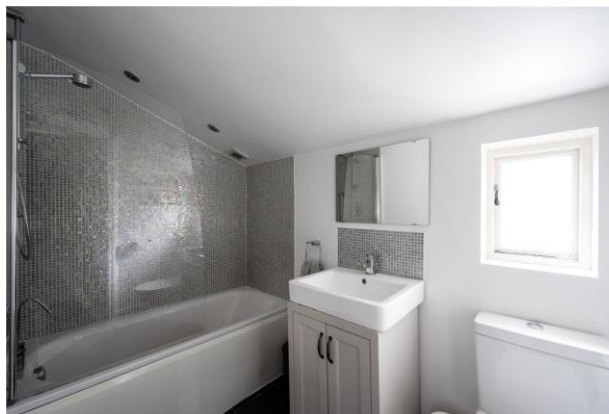
Beechcroft Road runs between Burntwood Lane and Upper Tooting Road. The house is within 0.6 miles of Bellevue Road, with its popular independent shops, cafés and restaurants and 0.7 miles from Wandsworth Common station, connecting to Victoria and 0.5 miles from Tooting Bec Underground (Northern Line).

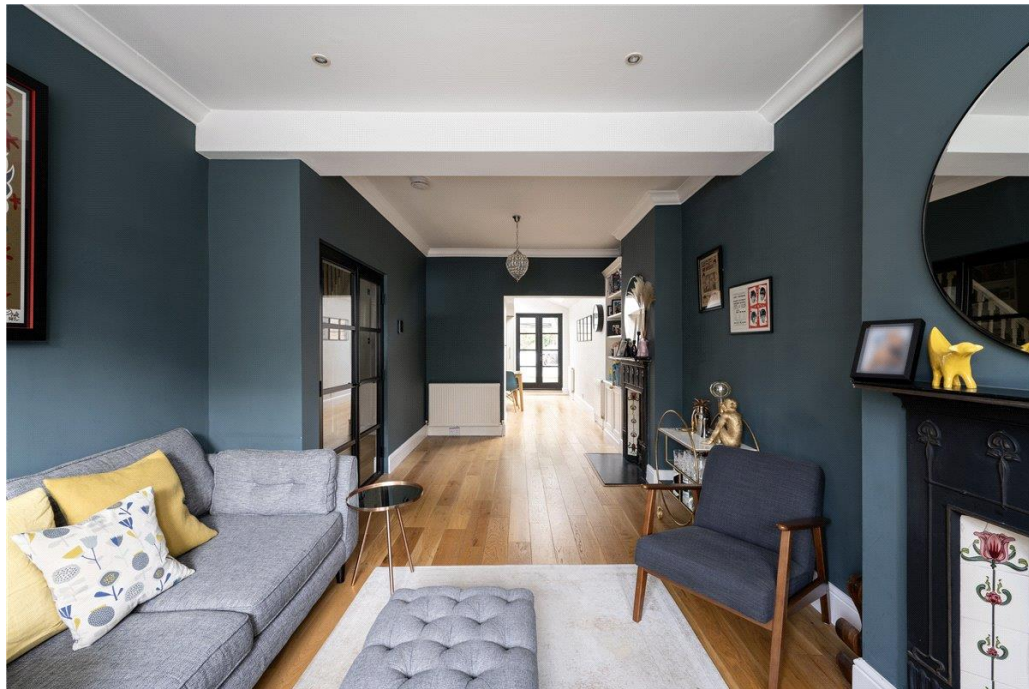
*NB Please note these photographs were taken in 2023. Some decor is no longer accurate to the property.

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D








Beechcroft Road, SW17

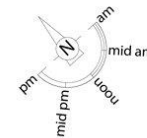
Approximate Floor Area = 131.36 sq m / 1414 sq ft
(Including Eaves Storage)
Eaves Storage
4.45 sq m / 48 sq ft

 = Reduced head height below 1.5m



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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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