



NOTTINGHAM ROAD, LONDON, SW17

Carter Jonas

# NOTTINGHAM ROAD, LONDON, SW17

A unique and particularly wide Victorian house, full of charm and certainly not predictable, with a private south facing garden, in the heart of Wandsworth Common's sought-after 'Bellevue Village'.

The house is entered through an arched door into a large entrance hall, which runs the full length of the house, offering fantastic storage space, but also lending itself to remodelling possibilities (SPP). The inner entrance hall has an elegant Victorian banister, and large under stair storage space. At the front of the house, the sitting room, has generous proportions and an excellent quality of light, thanks to tall, sash windows in the bay and high ceilings. The fireplace provides a focal point to this elegant room. A second reception room, currently used as a dining room, leads out to the garden and through to the kitchen. The practical kitchen leads through to a utility room and W.C. The utility room, along with the side return, could form part of a rear/side extension (SPP).

The 60ft south facing garden has a unique private walled area at the rear. Formerly an outbuilding, the space provides a totally private seating/dining area but could be a suitable site for a studio or home office, subject to the necessary consents.

Upstairs, the main bedroom is particularly bright and spacious, spanning the entire width of the house and, along with the ensuite bathroom, overlooks the garden. The bedroom could be subdivided to form two double bedrooms if required. Across the wide landing space are two further double bedrooms and a family bathroom. There is a large loft space spanning the entire footprint of the house.

The freehold house is offered chain-free.

Nottingham road is located in a prime residential area of Wandsworth Common, known locally as 'Bellevue Village,' home to an eclectic range of shops, pubs, restaurants and cafes, including the Michelin-starred Chez Bruce, Gazette, The Good Earth, Flotsam & Jetsam, and Hyde Farm. Wandsworth Common rail station is less than 5 minutes' walk away, providing transport links to Victoria via Clapham Junction. Nearby Balham Station provides access to the Underground on the Northern Line. The area is also well-connected by bus to Chelsea and the Kings Road.

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** To be confirmed





Classification L2 - Business Data



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## Nottingham Road, SW17

Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft  
Including Limited Use Area (8.7 sq m / 94 sq ft)  
(Excluding Loft)



Ground Floor  
85.3 sq m / 918 sq ft

First Floor  
76.1 sq m / 819 sq ft

Loft

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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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