



A beautifully presented four bedroom house on a popular residential road off Nightingale Lane.

Bracken Avenue, London, SW12

£1,225,000 Freehold

savills

Kitchen • Double reception room • Four bedrooms • Two bathrooms • Garden

Local Information

Bracken Avenue is situated just off Nightingale Lane and is close to both Clapham and Wandsworth Common. Clapham Common is approximately 0.3 miles away and Wandsworth Common is approximately 0.6 miles away.

Transport is good either by mainline train from Wandsworth Common which is approximately 0.7 miles away or by underground train from Clapham South which is approximately 0.3 miles away.

About this property

Set behind a front garden is this inviting terraced home which is beautifully refurbished and offers an over 26 ft garden.

On the ground floor is a spacious double reception room with wooden flooring, bay windows and decorative fireplaces. The front of the room is currently being used as a dining area and the rear is currently a sitting room which opens onto the pretty garden. There is also access to the garden from the kitchen which boasts a 'Diplomat' range and a 'Belfast' sink. The over 26 ft secluded garden is paved and planted with mature shrubbery. It offers a brilliant space to enjoy in the warmer months.

The first floor comprises three bedrooms all of which boast wooden flooring and excellent built in wardrobes. There is also a good sized family bathroom on this floor. There is an additional bedroom on the second floor

which also boasts built in wardrobes, eaves storage and an en-suite.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.

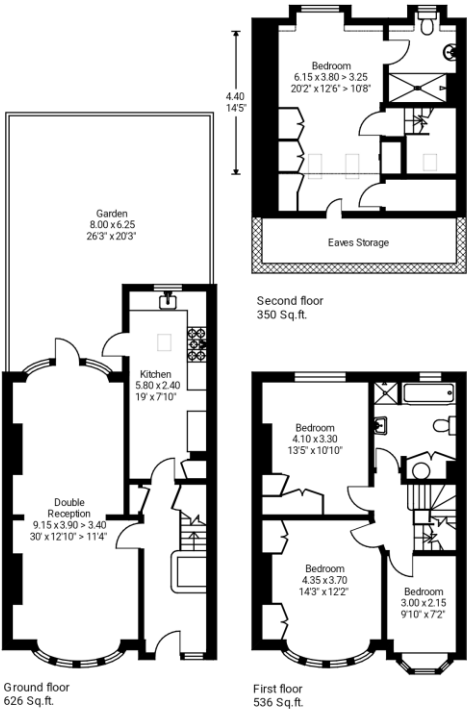





Bracken Avenue, London, SW12
Gross Internal Area 1512 sq ft,

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Bracken Avenue, SW12
Gross internal area (approx.):
140.5 sq.m. (1512 sq.ft.)
Plus 8.4 sq.m. (90 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(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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