



A sensational and bright four bedroom town house  
immaculately presented.

Charles Baker Place, London, SW17

£1,600,000 Freehold









- **A sensational four bedroom town house**
- **Two en-suite bathrooms**
- **Three terraces**
- **Off street parking**
- **Bright and exceptionally presented throughout**
- **Wandsworth Common mainline station provides easy access into the City**

#### **Local Information**

Wiseton Road runs directly off Bellevue Road which means that Wandsworth Common is just at the end of the road.

The shops and restaurants on Bellevue Road are only 0.12 miles away.

Good transport links can be found from Wandsworth Common mainline station, providing easy access to the City and the West End.

There is also an excellent selection of schools including the nearby Finton House.

**Tenure:** Freehold

**Local Authority:** Wandsworth

**Energy Performance:** EPC Rating = D

**Viewing:** Strictly by arrangement with Savills.





## About this property

A wonderful four bedroom town house with ample living and entertaining space, presented to an extremely high standard throughout.

The first floor features the attractive and bright reception room benefitting from a vast amounts of natural light from the large windows and a terrace. The reception room leads into the sensational kitchen/dining room. The kitchen has been newly fitted with a range of modern units and benefits from integrated appliances. The room has been cleverly designed to allow ample space for dining and is the perfect space for a family and entertaining. Smart doors extend the space into the beautiful terrace which is the perfect setting for entertaining.

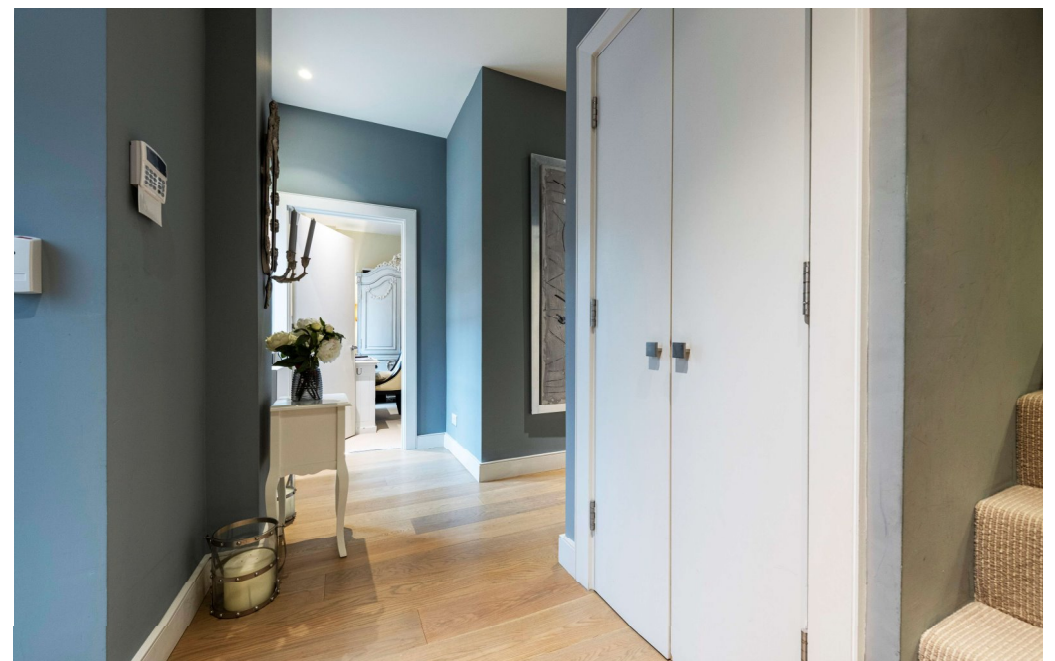
The ground floor comprises a large bedroom with an en suite bathroom. There are an additional two large bedrooms, which are equipped with ample storage space from the built-in wardrobes, there is also a modern shower room on this floor.

The second floor features an elegant principal bedroom with fitted wardrobes, an en suite bathroom and access into a stunning terrace.

The property further benefits from off street parking.

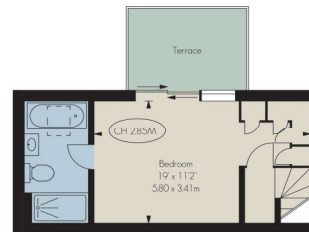




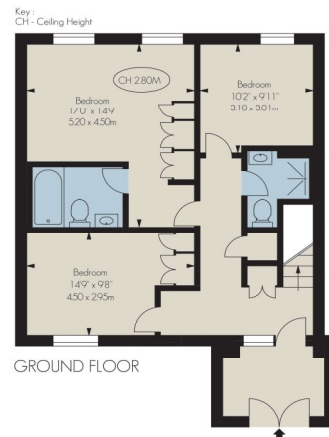


## HOUSE FIVE CHARLES BAKER PLACE

Approximate Gross  
Internal Area  
1,652 sq ft / 153.47 sq m



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

This floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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Measurements and features shown are approximate and for illustrative purposes only. No responsibility is taken for any error or omission. If there is any aspect of particular importance, you should please arrange your own inspection.

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>	62	70
(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	

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