



Immaculate end of terrace four double bedroom family home with ample entertaining space.

Cheriton Square, London, SW17

£1,400,000 Freehold



A beautiful and unique four double bedroom family home • The garden extends the entertaining area and is perfect for al fresco dining • A wonderful kitchen/dining room with marble worktops and modern integrated appliances • Ideally situated for the wonderful shops, wine bars and restaurants in Balham • Transport links are excellent with Tooting Bec or Balham providing the nearest underground station (Northern Line)

Local Information

Cheriton Square is close to the green open spaces of both Wandsworth and Tooting Common.

Ideally situated for the wonderful shops, wine bars and restaurants in Balham.

Transport links are excellent with Tooting Bec or Balham providing the nearest underground station with Northern line services into the City and the West End.

There are also mainline services from Balham station.

The area is also renowned for its wide selection of private and state schools.

About this property

This wonderful and unique family home provides well-proportioned and flexible family living space arranged over three floors.

The ground floor comprises a stunning kitchen/dining room to the front with a large window and features a large central island with marble worktops, larch parquet flooring and modern and integrated appliances. The room leads down to the reception room which has been cleverly designed to allow for a family space, with doors opening on to the garden. The well-presented garden further extends the entertaining space

making it ideal for al fresco dining. In addition, there is also a cloakroom and access to the cellar from the ground floor.

The first floor comprises a beautiful principal bedroom, overlooking the front of the house. There are a further two double bedrooms on this floor together with a family bathroom. The second floor completes the accommodation with a further double bedroom and a family bathroom with a shower room.

The house further benefits from partial side access and storage in the cellar with utility.

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.





Cheriton Square, London, SW17
Gross Internal Area 1970 sq ft, 183 m²



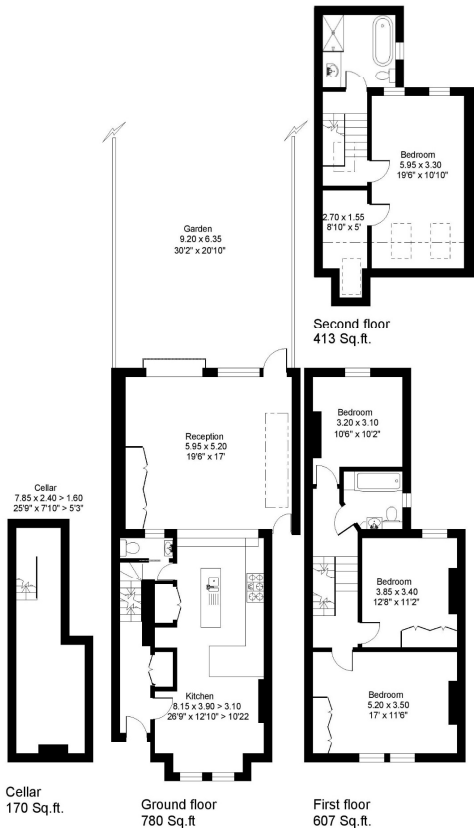
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savills.co.uk

Caroline Kennaway
Clapham
+44 (0) 20 8673 4111
ckennaway@savills.com

Cheriton Square, SW17

Gross internal area (approx.):
183 sq.m. (1970 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	61	75		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	61	75		
(39-54)				
E				
(21-38)				
F	61	75		
(1-20)				
G	61	75		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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