



Fantastic five bedroom family home located in the ever popular 'Nightingale Triangle'.

Hearnville Road, London, SW12

Guide Price £1,650,000 Freehold

savills

Five bedrooms • Low-maintenance garden • Popular residential street • Incredibly light throughout • Great room proportions • Chain free

Local Information

Hearnville Road is situated in the heart of the 'Nightingale Triangle' a popular and predominately residential area just to the South of Nightingale Lane.

Balham station provides the nearest underground transport with Northern Line services into the City/West End. Balham and Wandsworth Common Stations also provide mainline transport with services into Victoria or Waterloo via Clapham Junction.

The area is well known for the excellent recreational facilities of both Wandsworth and Clapham Common and a wide selection of local shops, bars and restaurants.

In addition, there are many good local state and private schools in the area, including Hornsby House.

About this property

Arranged over three floors this wonderful family home provides spacious accommodation for a family, with the benefit of both a kitchen extension and loft conversion.

The ground floor comprises a double reception room with a large bay window, modern gas fireplace and built in shelving units. The attractive kitchen/dining room, with the exposed brick wall running the length of the room, features a wide range of units and integrated appliances.

The large skylight floods the room with natural light.

Bi-fold doors open from the dining area onto the low maintenance 25ft garden. The space is perfect for entertaining in the warmer months. There is also a useful cloakroom on this level and access to the cellar.

The first floor comprises three good sized double bedrooms, one of which benefitting from a wall of built in wardrobes, and a family bathroom. The second floor completes the accommodation with two further double bedrooms, one with an en suite, one with built in wardrobes and a second family bathroom.

Tenure

Freehold

Local Authority

London Borough of Wandsworth, London

Council Tax

Band = F

Energy Performance

EPC Rating = C

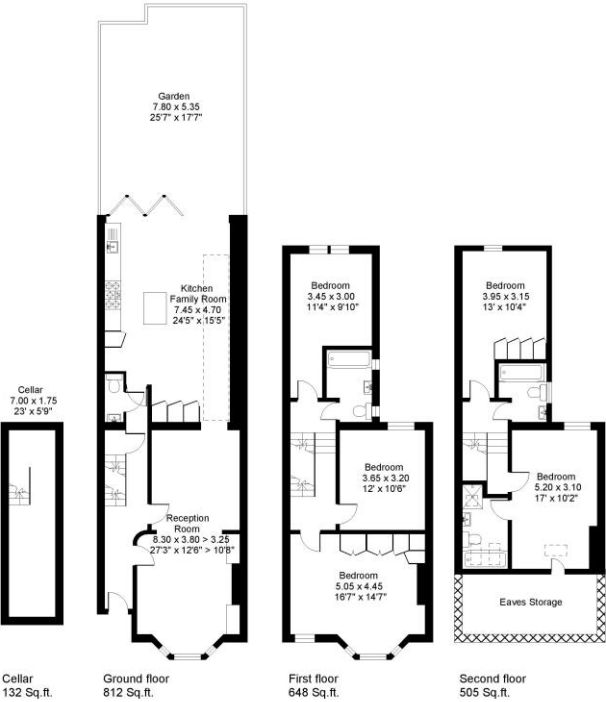
Viewing


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





Hearnville Road, SW12
Gross internal area (approx.):
194.8 sq.m. (2097 sq.ft.)
Plus eaves storage 11.3 sq.m. (122 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		84
(69-80) C	73	
(55-68) D		
(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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