



A sensational and bright four bedroom family home  
immaculately presented.

Wiseton Road, London, SW17  
£1,625,000 Freehold





- **A sensational four bedroom family home**
- **No onward chain**
- **Wonderful garden, perfect for al-fresco dining**
- **Bright and exceptionally presented throughout**
- **Immaculate principal bedroom with dressing area and en suite bathroom**
- **Wiseton Road is situated within a sought after group of roads running off the popular Bellevue Road**

### Local Information

Wiseton Road is situated within the sought after group of roads known as the Bellevue Village, found at the Southern side of Wandsworth Common, with its wide variety of shops, restaurants and wine bars along Bellevue Road.

Transport is to be found at Wandsworth Common main line station with services to Clapham Junction, Victoria and Waterloo.

Balham underground station provides transport via the Northern line into The City and West End.

There are plenty of local bus services, which also go North of the river, directly to the Kings Road and Sloane Square.

The area is renowned for its excellent selection of schools.







## About this property

A delightful family home on this sought after road benefiting from ample entertaining space and a sensational garden.

To the front of the property is the attractive and bright double reception room benefitting from a fitted woodburner and vast amounts of natural light from the large bay window. The reception room leads into the sensational kitchen/family room. The kitchen has been newly fitted with a range of units and benefits from integrated appliances, skylights, underfloor heating and a large central island with a fitted sink. The room has been cleverly designed to allow plenty of space for dining and is the perfect setting for a family and entertaining. The three slim framed glazed panelled sliding doors extend the space into the beautifully landscaped garden which is the perfect space for al fresco dining. There is also a cloakroom, on the ground floor, which is used as a utility, with

built in storage and plumbing for two washing machines as well as two additional cupboards.

The first floor comprises two double bedrooms one of which features extensive built-in floor to ceiling wardrobes, bedroom/study and a luxurious family bathroom.

The second floor completes the accommodation with an elegant principal bedroom, overlooking the rear of the house, steps lead down to an additional dressing area, with hanging wardrobes and through to the en-suite bathroom with a walk in shower.

The property further benefits from generous eaves storage space, underfloor heating in the cloakroom and both bathrooms, as well as CAT6 cabling in the principle rooms.

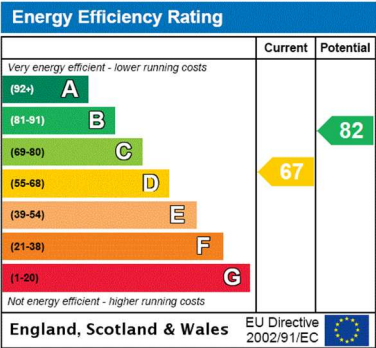
**Local Authority:**  
Wandsworth

**Energy Performance:** EPC  
Rating = D

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

Wiseton Road, SW17

Gross internal area (approx.):  
163.2 sq.m. (1757 sq.ft.)  
Plus eaves storage 8.7 sq.m. (94 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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