



A stunning five bedroom house with a secluded garden.

Morella Road, London, SW12

£2,695,000 Freehold



Double reception room • Conservatory • Kitchen • Southerly facing garden • Five bedrooms • Three bathrooms • Downstairs cloakroom • Cellar

Local Information

Morella Road is an attractive tree lined road located close to Wandsworth Common and running between Bolingbroke Grove and Hendrick Avenue. Wandsworth Common Station is the nearest mainline transport with direct services into Victoria. Clapham South station provides the nearest Underground transport with Northern Line services into the City and West End. The fashionable Northcote Road provides a wide selection of local shops, bars and restaurants. The area is also well known for its excellent choice of schools.

About this property

This spectacular five bedroom house is presented in an immaculate condition throughout and boasts impressive living and entertaining space.

On entering the property, to the left is a lavish bay fronted double reception room which features two traditional fire places, elegant cornicing and wooden flooring throughout. The exceptionally bright and spacious room has been cleverly designed to allow for a separate dining and reception area which leads through to a unique conservatory space. The kitchen is situated adjacent to these rooms and features integrated units and appliances, underfloor heating as well as a separate dining space which gives access to garden as well as the conservatory. The southerly facing conservatory benefits from natural light for the majority of the day and leads out

through two sets of double doors to the beautifully presented garden. The secluded garden benefits from maturely planted trees and shrubbery and is partly paved to create the perfect space for al fresco dining.

The living accommodation is arranged over the first and second floor. The first floor boasts a primary bedroom suite which overlooks the garden and benefits from an impressive en-suite bathroom which also features generous built in storage and underfloor heating. A further bedroom (currently used as an additional reception room/home office by the current owners) and a family bathroom complete this floor. The final three bedrooms are situated on the second floor as well as a family bathroom. The property also benefits from useful cellar storage space and a downstairs cloakroom.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Morella Road, London, SW12
Gross Internal Area 2540 sq ft,

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Morella Road, SW12
Gross internal area (approx.):
236 sq.m. (2540 sq.ft.)
Plus eaves storage 1.5 sq.m. (17 sq.ft.)
Total area shown on plan 237.5 sq.m. (2557 sq.ft.)
For identification purposes only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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