



## An immaculately presented family home 'Between the Commons'

**Grandison Road, London, SW11**

£2,175,000 Freehold

**savills**



Double reception room • Kitchen/Family room • Four/Five bedrooms • Four bathrooms • Utility room • Garden

### Local Information

Grandison Road is a quiet road ideally placed 'Between the Commons' benefiting from the many local shops and restaurants situated on Northcote Road and Battersea Rise and is within walking distance of many of the local schools.

Access north of the river can be achieved from Clapham Junction over ground station with direct links to Victoria and Waterloo and from Clapham South underground station. The wide open spaces of Wandsworth common and Clapham common are also nearby.

### About this property

An immaculately presented four/five bedroom family home which has been updated by the current owners to an exacting standard and offers a vast amount of living and entertaining space.

As you enter the property you are welcomed on the left hand side by the wonderful double reception room which offers a large bay window flooding the room with natural light, an alcove cupboard with shelves above, a decorative fireplace and pretty ornate cornicing throughout. To the rear of the ground floor is the bright and airy extended kitchen/family room which offers a vast amount of space, modern built-in units, integrated appliances including a wine fridge having been designed to allow for a large dining table as well as a family area to the rear of the room. The kitchen/family room also offers access to the secluded garden via sliding

doors. The west facing garden is laid half patio and half astro, making it the perfect space for alfresco dining in the warmer months.

The property also boasts a lower ground floor which comprises a large bathroom / utility room and a front room that is currently used as a bedroom but could be used as a family room. This floor boasts an array of storage and a Sorrells custom made wine cellar.

The first floor hosts the primary bedroom to the front of the house which benefits from a bay window, built in wardrobes and a fantastic en-suite bathroom with twin sinks, a large bath and additional built-in storage. This floor also hosts another bedroom to the rear and a family bathroom. There are a further two bedrooms on the second floor both with in-built storage and the larger of the two bedrooms also encompasses eaves storage and an en-suite bathroom.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = C

### Viewing

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





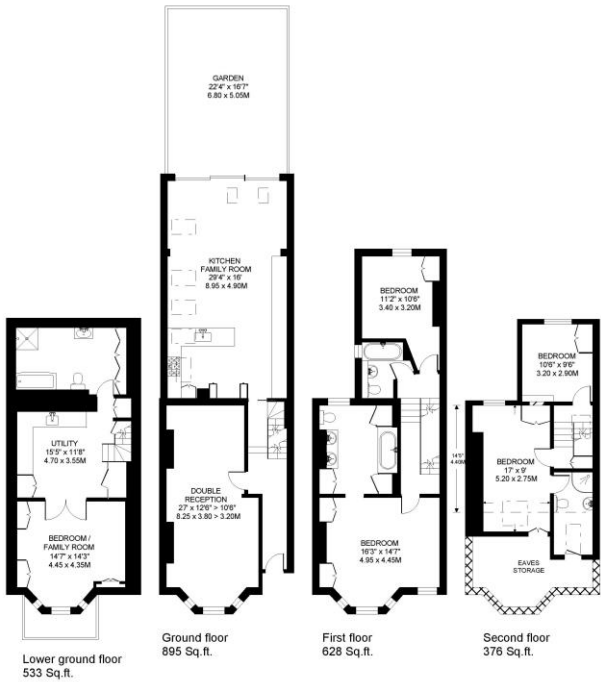


Grandison Road, London, SW11  
Gross Internal Area 2432 sq ft, 225.9 m²

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Grandison Road, SW11  
Gross internal area (approx.):  
226 sq.m. (2432 sq.ft.)  
Plus eaves storage 10.4 sq.m. (112 sq.ft.)  
Total area shown on plan 236.3 sq.m. (2544 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		
(69-80) C	69	77
(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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