



A wonderful family home with a stunning garden

Alfriston Road, London, SW11

£1,475,000 Freehold



Reception Room • Kitchen/Dining Room • Four Bedrooms •
Two Bathrooms • Garden

Local Information

Alfriston Road is ideally located between the Commons and close to the excellent shops and restaurants on Northcote Road. There are many good schools in the area and is well placed for the catchment areas.

Access north of the river can be achieved from Clapham Junction linking to both Victoria and Waterloo. The wide open spaces of Wandsworth and Clapham Common are also nearby.

About this property

A wonderful terraced home set back from the road behind the stunning front garden, offering an abundance of living and entertaining space throughout.

As you enter the property you are welcomed on the left hand side by the bright and spacious reception room which hosts a working fireplace and alcove cupboards with shelving above. Adjacent is the kitchen/dining room which encompasses a decorative fireplace to the rear, and space in which to fit a large dining room table, making it ideal for entertaining. Further through is the main kitchen area, which has high specification units as well as integrated appliances and an island. The wonderful, secluded west facing garden is accessed from the kitchen through Bi-fold doors. The garden is partly paved with the rest laid to lawn, making it the perfect space for al fresco dining in the warmer months, it

also comprises a shed to the rear. The cloakroom on the ground floor houses a washing machine and the under stairs cupboard comprises enough space for a tumble dryer.

The first floor encompasses two double bedrooms, which both feature a fantastic amount of in-built storage. The bedroom situated to the front of the house is flooded with natural light from the large window, comprises of a decorative fireplace and built in shelving. A further bedroom is located on this floor which could be used as a study, idyllic for working from home. This floor also boasts a family bathroom with a bath and twin sinks.

The second floor accommodates the primary bedroom which offers a vast amount of space, fitted wardrobes and an en suite shower room, as well as a Juliet balcony that overlooks the garden.

Tenure
Freehold

Local Authority
London Borough of 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.

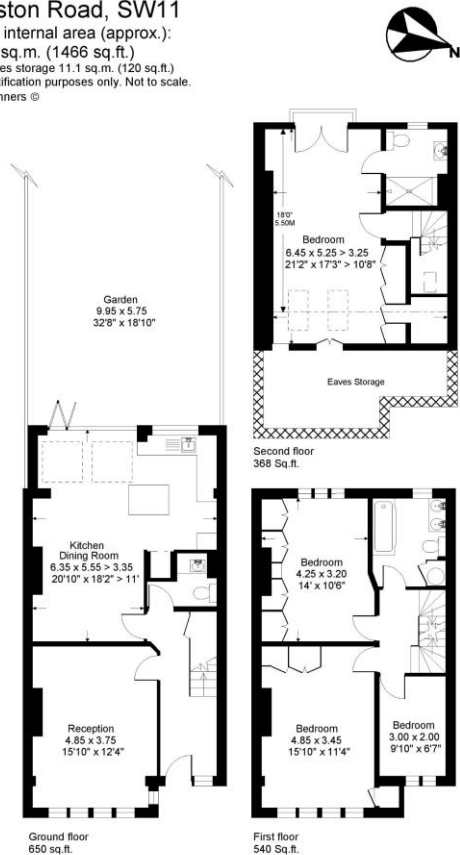





Alfriston Road, London, SW11
Gross Internal Area 1466 sq ft, m²

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Alfriston Road, SW11
Gross internal area (approx.):
136.2 sq.m. (1466 sq.ft.)
Plus eaves storage 11.1 sq.m. (120 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		
(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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