



A pretty four bedroom home in an idyllic location close to Wandsworth Common.

Mallinson Road, London, SW11

£1,650,000 Freehold



Double reception rooms • Kitchen/family room • Four bedrooms
• Two bathrooms • Garden

Local Information

Mallinson Road is ideally situated 'Between the Commons', running into the heart of the boutique shops, cafes and restaurants Northcote Road has to offer. Wandsworth Common is situated 0.4 miles away and offers wide open green space to enjoy. Clapham Common is also close by being approximately 0.3 miles away.

There are excellent transports links from Clapham Junction station with direct services to London Victoria and London Waterloo along with bus routes North of the River. The property is also ideally situated for excellent state and private schooling options for example Honeywell School and Thomas's.

About this property

A pretty four bedroom home in an idyllic location close to the open expanses of Wandsworth Common.

As you enter this charming home you are welcomed on the left hand side by the spacious double reception room. The room is bathed in natural light from the bay window and fitted with an alcove cupboard, fireplace and is currently laid out as a more formal reception room to the front and a dining room to the rear, perfect for entertaining.

The dining area opens onto the bright and spacious extended kitchen which is fitted with contemporary units having been designed to allow for a generous table.

The kitchen/family room opens onto the over 26ft garden through French doors. The garden is laid to lawn and planted with beautiful mature shrubbery around the edges, making it a wonderful outdoor space to enjoy. The garden also benefits from a shed, brilliant for storage.

The first floor boasts the principal bedroom suite which is flooded with light and boasts an en-suite shower room. There is an additional bedroom to the rear of this floor with a built in wardrobe. This floor also comprises a family bathroom with bath and shower and a utility cupboard.

The second floor hosts a further two bedrooms. The larger bedroom to the front is currently used as an additional reception room. There is an opportunity to extend the second floor over the rear addition in the future (subject to usual consents)

The property benefits from plenty of loft storage.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

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



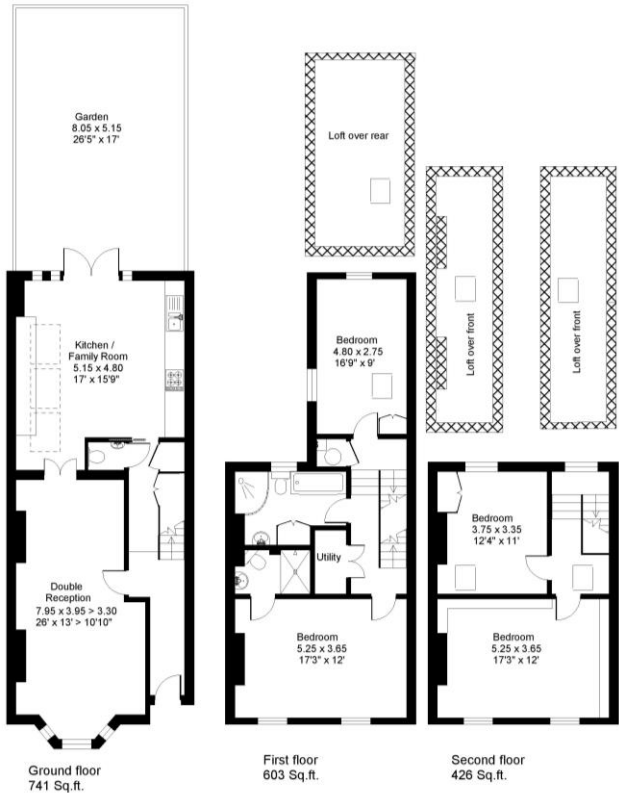


Mallinson Road, London, SW11
Gross Internal Area 1770 sq ft, 164.4 m²

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Mallinson Road, SW11
Gross internal area (approx.):
164.4 sq.m. (1770 sq.ft.)
Plus loft storage 38.2 sq.m. (412 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	65	81		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D	65	81		
(39-54)				
E				
(21-38)				
F	65	81		
(1-20)				
G	65	81		
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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