



A beautifully presented two bedroom house

Barchard Street Wandsworth SW18 1DU

Freehold



Open plan kitchen/reception room • Two double bedrooms • Two bathrooms • Period features • Utility room • Summer House • Garden

Local information

Located on a beautiful residential street in the centre of Wandsworth close to Wandsworth Town station.

About this property

This immaculately presented two bedroom, two bathroom family house is arranged over two floors.

On the right of the entry is a beautiful reception room which benefits from a pretty fireplace, wooden floors and a classic sash window with plantation shutters, allowing in plenty of natural light. This room could double up as a third bedroom. Also on the ground floor is a modern, beautifully presented family bathroom with an over bath shower.

At the rear of the property is a large open plan kitchen/dining room with further reception space. Like the downstairs bathroom and hallway, this room benefits from underfloor heating. The kitchen has an array of integrated appliances, a peninsular unit and an abundance of natural light from the large skylights. There is a separate utility room with built-in cupboards. Sliding patio doors open on to a beautiful garden with a patio area at the front and raised green area to the rear. This makes a perfect place for alfresco entertaining and dining. There is a studio/summerhouse with additional garden storage.

On the first floor are two good sized double bedrooms. The

first, at the front of the property, has a large sash window with plantation shutters, a vaulted ceiling with remote controlled Velux skylights, built-in storage and a well-appointed en-suite shower room. The second double bedroom has a sash window overlooking the garden, plantation shutters and a large built-in storage cupboard.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

EPC rating = E

Viewing

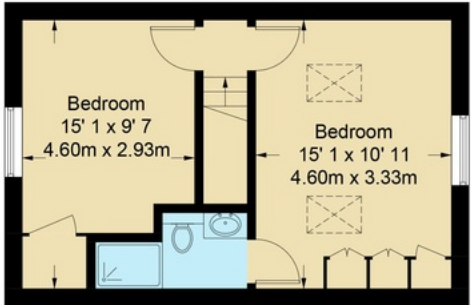
Strictly by appointment with Savills



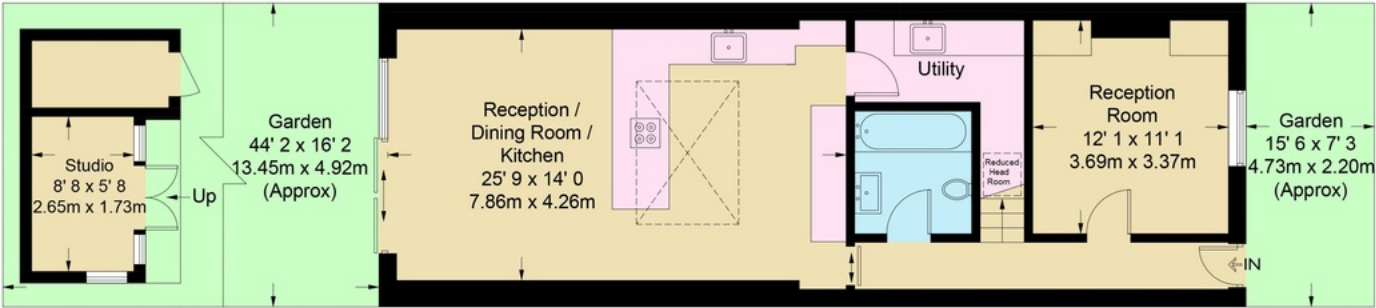


Barchard Street

Approximate Gross Internal Area = 1106 sq ft / 102.7 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1195 sq ft / 111 sq m



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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