



A semi-detached house requiring updating

Brodrick Road, Wandsworth, London, SW17

Freehold



Local Information

Brodrick road is ideally located close to all the amenities of Bellevue Road with its wonderful shops and restaurants, including Chez Bruce, and the open space of Wandsworth Common. The area is renowned for its excellent schools and there is good transport from both Wandsworth Common mainline station and Tooting Bec underground station.

About this property

Set back from the road, behind its own private off street parking, is this semi-detached house, which has been in the same ownership for over 30 years. There is scope subject to the necessary permission to create a five bedroom family house with off street parking and a South facing garden.

The house is well set back from the road with off street parking. As you enter the property, on the right hand side, are the two reception rooms. At the front there is a square bay window, allowing natural light to flow throughout. The rear reception room benefits from access to the garden. Both rooms are well proportioned with high ceilings. There is a further reception room and a utility room at the back of the house. The garden is South facing. There is access to a spacious basement area which subject to permission could create further living space.

The first floor of the property holds the first bright and spacious double bedroom at the front of this floor, benefitting from an abundance of natural light. The second double bedroom is located next to the first. To the rear of the first floor is the kitchen/dining area, family bathroom and the second cloakroom. Completing the property is the second floor which occupies the third double bedroom. This bedroom also gains access to the eaves storage.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone: +44 (0) 20 8877 1222.





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Gross Internal Area 2216 sq ft, 205.8 m²

Total 2335 sq ft, 216.9 m²

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Brodrick Road

Approximate Gross Internal Area = 2216 sq ft / 205.8 sq m
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 119 sq ft / 11.1 sq m

Total = 2335 sq ft / 216.9 sq m



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-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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