



An immaculately presented five bedroom family house

Magdalen Road, London, SW18

Freehold



Local Information

Magdalen Road runs off Trinity Road and close to the popular Magdalen Park Lawn Tennis Club. Transport connections from either Earlsfield and Wandsworth Common mainline stations provide easy transport links into central London. The green open spaces of Wandsworth Common are close by and there are many good schools in the area, including the popular Beatrix Potter. There are excellent shops, wine bars and restaurants on both the Bellevue and Northcote Roads with larger supermarkets at the Southside Centre in Wandsworth.

About this property

A beautifully presented family home situated on a popular residential road in Wandsworth, with magnificent attention to detail throughout. The property itself offers a wealth of natural light, as well as a great deal of living and entertaining space. As you enter the property on the right hand side is the reception room, featuring a large bay window allowing natural light to flow throughout and a gas fire. Leading through to the rear of the property is the bright and spacious open plan kitchen/dining area/family room. The kitchen benefits from a large island, an array of integrated appliances, as well as built in storage space. Large sky lights result in the room being flooded with an abundance of natural light. Bi-folding doors lead out to the approximately 52ft South West-facing garden, a

perfect space for outside entertaining and al fresco dining in the sunnier months. The ground floor of the property also benefits from a vast amount storage space both inside and outside, as well as a W.C.

The first floor is comprised of three double bedrooms. The principal bedroom is located to the front of this floor, featuring ample built in wardrobe space and natural light. The first family bathroom is located adjacent to the first bedroom, benefitting from both a bath and walk in shower. To the rear of the first floor is the second and third double bedrooms, as well as an additional W.C. Completing the property is the second floor, which holds the final two double bedrooms, second family bathroom and the study, which could be utilized as an additional bedroom.

Tenure

Freehold

Local Authority

Energy Performance

EPC Rating = D

Viewing

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





Magdalen Road, London, SW18
Gross Internal Area 2320 sq ft, 215.5 m²

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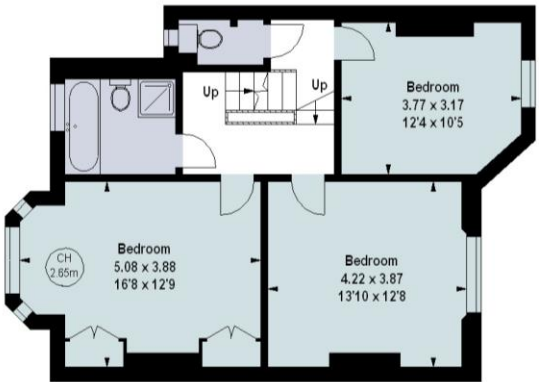
Magdalen Road, SW18

Approximate gross internal area
2320 sq ft / 215.53 sq m

Key :
CH - Ceiling Height



Ground Floor




First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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