



A beautifully presented two bedroom garden flat

Geraldine Road, SW18

Leasehold



Open-Plan Kitchen • Reception Room • Two bedrooms
• Two bathrooms • Garden • Celalr

Local information

Geraldine Road is a popular residential road close to the open spaces of Wandsworth Common and the shops and amenities of the Southside Centre with both Waitrose and Sainsbury's. It is well placed for transport with Wandsworth Town mainline station nearby, along with numerous bus services and Clapham Junction station within easy reach.

There are many excellent schools within the area and a good selection of local restaurants and wine bars nearby.

About this property

This fantastic end of terrace flat has been recently refurbished to a high standard to create just under 1,000 sq.ft of living space with its own entrance and a lovely garden. Upon entrance the porch leads into one of the double bedrooms and the open plan kitchen and reception room. The kitchen has excellent storage space and includes Bosch appliances (including combi microwave oven and single oven), Corian worktop and a central island ideal for entertaining and informal dining. The living space is light and spacious and there is under floor heating beneath the engineered wood flooring. Bi-folding doors open onto the slate paved garden, with a private gate offering additional access from the street. The two double bedrooms can accommodate king size beds and the master bedroom has built in wardrobes and en suite shower room. There is a further family bathroom and both have been luxuriously

appointed with Geberit Monolith cisterns, a Kaldewei bath and a stone resin shower tray. The flat further benefits from the cellar being converted into the laundry room with a fitted sink and lends itself as an excellent addition of storage space.

NB. The photos are from 2015

Tenure

Leasehold

Local Authority

London Borough of Wandsworth

EPC rating = C

Viewing

Strictly by appointment with Savills





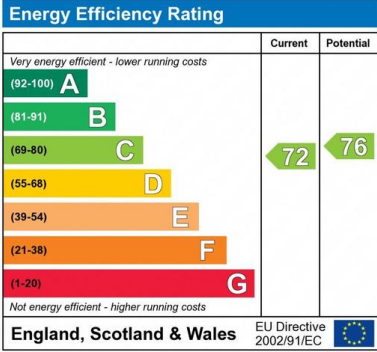
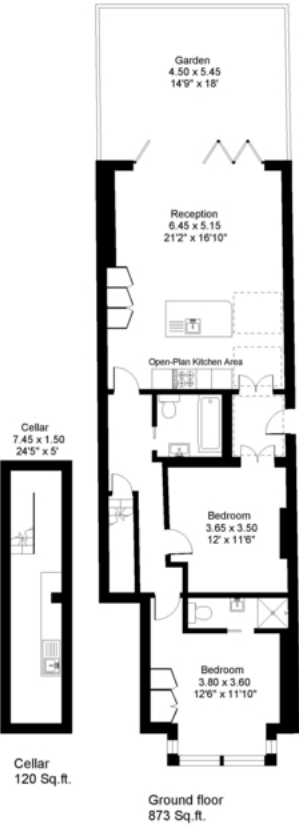
Geraldine Road, SW18
Gross internal area (approx) 993 sq.ft.



savills.co.uk

Drew Zendra
Savills Northcote Road
020 3428 2222
DZendra@savills.com

Geraldine Road, SW18
Gross internal area (approx.):
92.2 sq.m. (993 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029001 Job ID: 136424 User initials: JS

