



A wonderful three bedroom terraced family house

Tonsley Hill, Wandsworth, London, SW18

Freehold



Local Information

Tonsley Hill is one of the popular roads situated in this sought after location known as 'The Tonsleys'. Tonsley Hill is close to the shops and bars on Old York Road. Transport links are also good, with Wandsworth Town station nearby as well as numerous bus routes with Clapham Junction a 10 minute bus ride away and plenty of routes north of the river.

About this property

Arranged over three floors, is this wonderful three bedroom family house. The property itself offers a wealth of natural light, as well as a great deal of living and entertaining space. To the front of the ground floor is the bright and spacious reception room, benefitting from natural light throughout and built in storage space. Leading through to the rear of the ground floor is the open plan kitchen/dining area. The kitchen features an array of integrated appliances, as well as large sky lights allowing an abundance of natural light to flow throughout them. Beautiful French doors lead out to the East-facing garden, a perfect space for outside entertaining and al fresco dining in the sunnier months. The garden also features outside storage space.

The first floor is comprised of two double bedrooms. The first bedroom is located to the front of this floor, benefitting from ample built-in wardrobe space, as well as two large sash windows. The second double bedroom is adjacent to the first bedroom. To the rear of the first floor is the family bathroom. Completing the property is the second floor, which is occupied by the third spacious double bedroom. This bedroom benefits from built-in wardrobe space, access to the eaves storage space, a charming Juliet balcony, as well as an en suite bathroom.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

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.

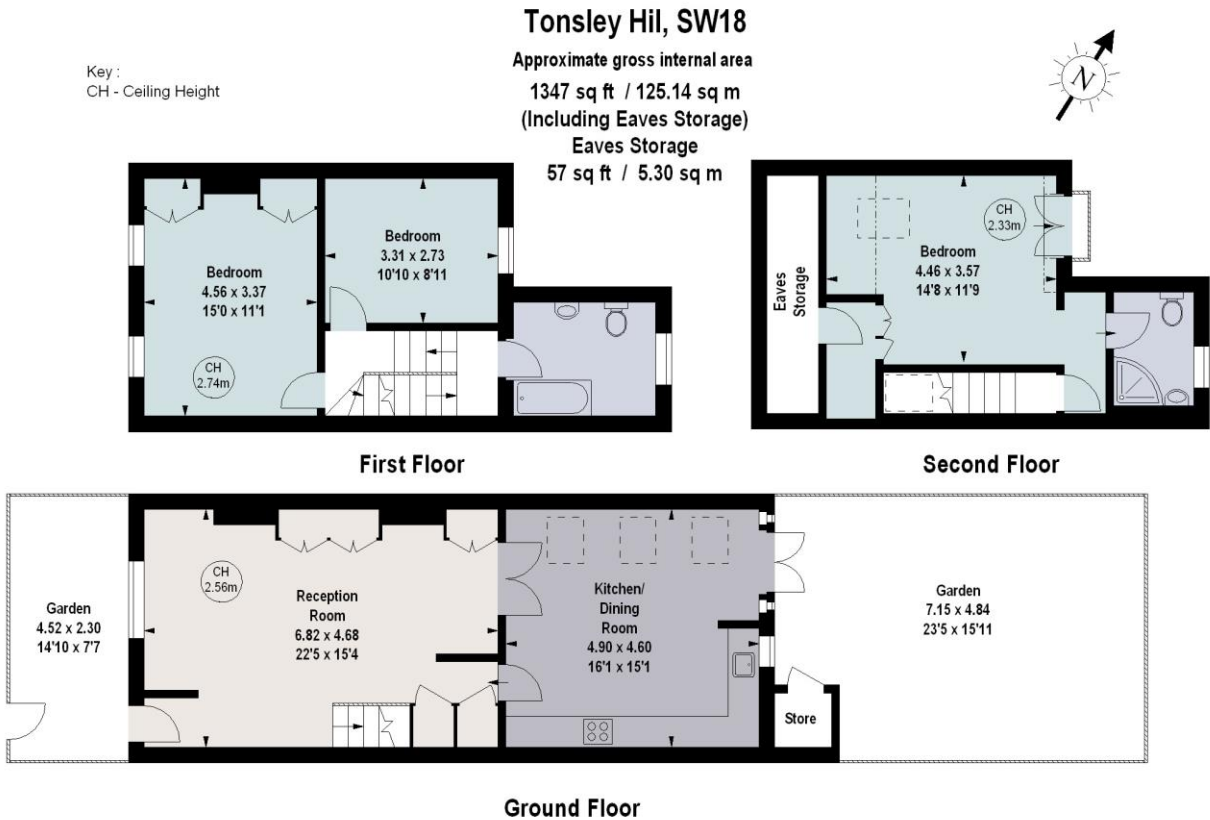





Tonsley Hill, Wandsworth, London, SW18
Gross Internal Area 1347 sq ft, 125.1 m²

Sarah Tracey
Wandsworth
+44 (0) 20 8877 1222
sarah.tracey@savills.com

 |  savills | savills.co.uk



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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its 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. 20201008TACB

