



## A three bedroom maisonette in the Tonsleys

**Birdhurst Road The Tonsleys SW18 1AR**

Leasehold





Beautifully presented maisonette • Split level • Three double bedrooms • Period feature fireplace • Fantastic location

#### Local information

Birdhurst Road is situated in the popular area known as "The Tonsleys". The property overlooks an area of greenery with mature trees. Wandsworth Common is within walking distance.

There are excellent shopping facilities nearby and Old York Road, with its village-like atmosphere, boasts many popular independent shops, restaurants and bars.

For those travelling into central London, Wandsworth Town mainline station, a short walk away, provides frequent and direct services to Waterloo (15 mins by train) and Clapham Junction offers a ten-minute train ride into Victoria.

In addition there are numerous bus services that link the area with Fulham and Chelsea.

#### About this property

This fantastic three double bedroom maisonette has been recently refurbished to a high standard and offers a great mix of living and entertaining space. On entering the property through its own front door and via a private staircase you reach the first floor. There is a bright and airy reception room located to the front of the property boasting period character and high ceilings with intricate cornicing. It is filled with natural light from the two large bay windows and is not overlooked. The room further benefits from an ornate fireplace that is framed

by dwarf cupboards with shelving above.

There is a stylish kitchen with fully integrated appliances, bespoke fitted units with built in wine storage, beautiful granite floors and space for dining. To the rear of the property is a charming double bedroom with built in wardrobes. A separate family bathroom with beautiful mosaic tiles, a bath with an overhead shower and two windows completes this floor.

The second floor has two further double bedrooms both with built in storage. The master to the front of the property has vast amounts of eaves storage. The large landing on this level doubles up as a study or office area with lots of natural light streaming in from the roof light above. The property benefits from beautiful cast iron radiators, spot lighting and softer lighting options throughout.

#### Tenure

Leasehold

#### Local Authority

London Borough of Wandsworth

EPC rating = D

#### Viewing

Strictly by appointment with Savills



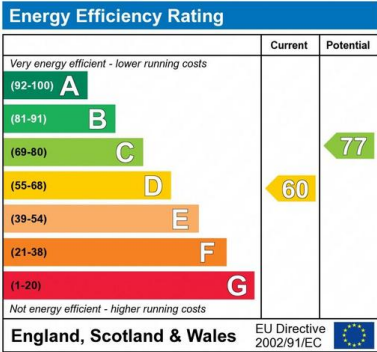


Birdhurst Road

Approximate Gross Internal Area = 1075 sq ft / 99.9 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 42 sq ft / 3.9 sq m  
Total = 1117 sq ft / 103.8 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



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