



A beautifully presented, four bedroom period terrace home in Wandsworth

**Acris Street, London, SW18**

Guide Price £1,450,000 Freehold







### Local Information

Acris Street is situated in a group of popular roads running close to the open expanses of Wandsworth Common Westside. Local shopping facilities are excellent with many useful shops in the surrounding roads including St Johns Hill and Old York Road. Transport is good with Wandsworth Town mainline station nearby along with numerous bus services. The area is well known for its fabulous schools both state and private

### About this property

Situated moments from the open expanses of Wandsworth Common and boasting over 2000sqft of well organised accommodation is this stunning four bedroom period terrace home.

As you enter the property on the right hand side is a generous, double reception room fitted with a classic bay window and a fireplace flanked by built in cabinetry. The reception room opens up into the recently refurbished kitchen which benefits from a variety of integrated appliances alongside an abundance of cabinet storage. A trio of skylights fill the room with natural light throughout the day, whilst French doors lead onto the decked, rear garden which is perfect for alfresco dining during the warmer months.

Towards the front of the first floor is the primary suite which enjoys the use of a walk-through wardrobe and full ensuite bathroom fitted with both bath and walk in shower. To the rear of the

first floor is a double bedroom with built in wardrobes, which is served by a family bathroom accessed via the landing.

The second floor completes the property, hosting two well-proportioned double bedrooms and a shower room. The larger of the two bedrooms boasts large Velux skylights and useful eaves storage. Further storage can be found in a cellar located under the stairs.

### Tenure

Freehold

### Local Authority

Wandsworth

### Council Tax

Band = F

### N.B.

**Some images contain CGI**  
**Images were taken in March 2022**

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

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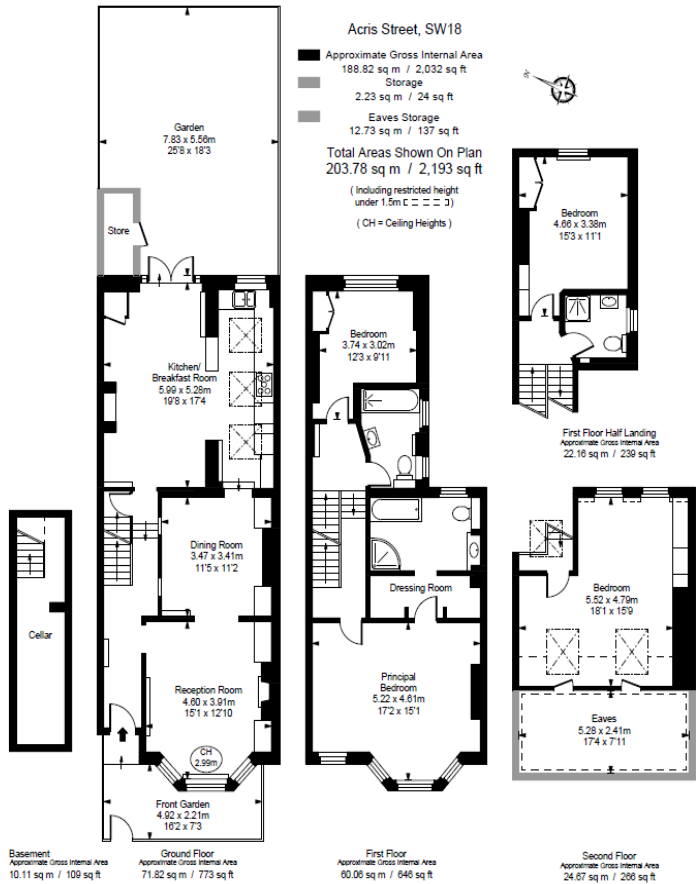






Acris Street, London, SW18  
Gross Internal Area 2193 sq ft, 203.78 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	60	74
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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