



An immaculate four bedroom family home in the sought-after Tonsleys.

Tonsley Hill, London, SW18

Freehold

savills



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 immaculately presented four bedroom family home located in the sought-after Tonsleys.

To the front of the house is a double reception room with an ornate fireplace benefitting from built- in cupboards either side and a pretty bay window with an integrated window seat. The rear of this room is currently used as a home office, but could equally be used as a playroom area. To the rear of the ground floor is the fantastic, open-plan kitchen/ dining room. Fitted with a large central island the kitchen is a great space for living and entertaining. Large bi-folding doors lead out to the garden which is laid mostly to Astro-turf with deep borders for planting, to the rear of the garden is a patio with plenty of space for sofas and a garden shed. The ground floor is served by a W.C.

The first floor is comprised of the principle bedroom, a further double bedroom and a full family bathroom fitted with both roll top bath, walk-in shower and double vanity sinks. The cupboard in the family bathroom also contains full-size washer and dryer units. Both

bedrooms on this floor benefit from built in wardrobes.

The second floor completes the property with two bedrooms served by a shower room. The larger of the two bedrooms has two beautiful Velux windows letting light pour in.

Tenure

Freehold

Local Authority

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, London, SW18
Gross Internal Area 1665 sq ft, 154.7 m²

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Tonsley Hill, SW18
Gross internal area (approx) 154.68 sq m / 1665 sq ft
Key:
CH - Ceiling Height



Ground Floor First Floor Second Floor
For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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