



A wonderful four bedroom, terraced family house, located on a popular road in Wandsworth.

Brocklebank Road, London, SW18

Freehold

savills



Local Information

Brocklebank Road is a quiet tree lined street close to the green open space of Wandsworth Common. Ideally located for all the amenities of Garratt Lane, as well as the excellent choice of shops and restaurants in both Earlsfield and the Southside Centre. The area is renowned for its excellent choice of schools and there is good transport from both Wandsworth Town and Earlsfield mainline stations.

About this property

Arranged over three beautifully presented floors is this superb four bedroom family home providing a wealth of well-organized accommodation.

Upon entry you are welcomed into a spacious hallway which leads into the double reception, benefitting from wonderfully high ceilings and a pretty bay window letting light flood in. To the rear of the ground floor is the open-plan kitchen/ dining room that is fitted with a central island and a range cooker as well as a plenty of space to seat six at the dining table. Two over head skylights and bi-folding doors to the rear open up the kitchen space providing a wonderful space to entertain and enjoy. This property enjoy the use of an approximately 25ft garden which is laid mostly to Astro style lawn with patios to the rear and front, perfect for alfresco dining in the sunnier months. The ground floor also benefits from the use of a W.C.

The first floor houses three double bedrooms, two of which have built in wardrobes. These

bedrooms are served by a large family bathroom fitted with a walk-in shower. The second floor completes the property with the fourth double bedroom that also has a Juliette balcony. There is a second family bathroom on this level fitted with a roll top bathtub.

Tenure

Freehold

Local Authority

Wandsworth

Council Tax

Band = F

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone:
+44 (0) 20 8877 1222.



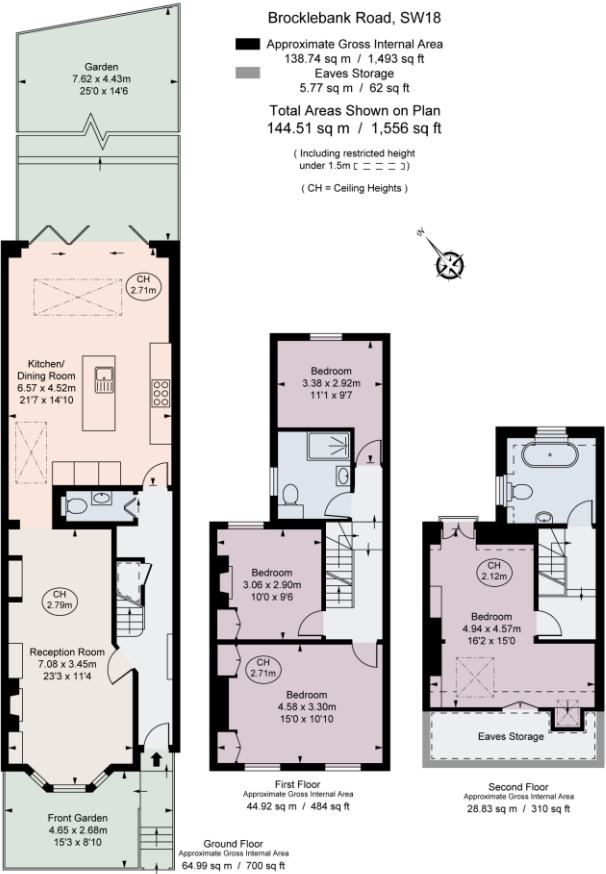




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Gross Area 1556 sq ft, 144.6 m²

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This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been calculated in accordance with the current edition of the RICS Code of Measuring Practice.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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