



BRODRICK ROAD, WANDSWORTH COMMON, SW17

Carter Jonas

BRODRICK ROAD, SW17

Stylish first floor apartment with open plan living space located on one of the most sought after roads within 'Bellevue Village', moments from Wandsworth Common and the train station and close to the Northern Line at Tooting Bec.

The bright and light accommodation is spread over split levels with a large and versatile open plan living room and kitchen forming the hub of the property. A large bay window looks out over the beautiful Victorian and contemporary properties that make up the 'Little Brodrick' section of Brodrick Road. Built in bookshelves and a fireplace provide a focal point in the spacious living area, which has ample room for a large dining table. The open plan kitchen to the rear of the space has sleek white cabinetry and wooden worktops and an island for laid back entertaining.

The bedroom is located at the rear of the building and has a large bank of built in wardrobes and an en suite shower room with a large walk in shower. A French door leads to a flat roof area that is not demised to the property.

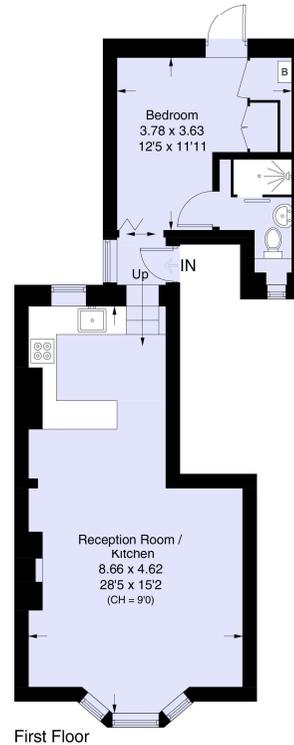
Brodrick Road runs off St James's Drive, close to Wandsworth Common and the specialist shops and restaurants of Bellevue Road. It is conveniently placed for the transport facilities of Wandsworth Common Mainline Station to Victoria and the Northern Line at Tooting Bec.

- Double bedroom
- Reception room
- Kitchen
- En suite bathroom
- First floor flat
- Good location
- Open plan
- EPC rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

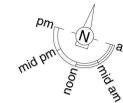
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Approximate Floor Area = 49.3 sq m / 531 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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