



Barmouth Road
London, SW18

CHESTERTONS





Located on a desirable street, close to convenient transport links and Wandsworth Common, this modern, classically designed, three storey family home provides plenty of accommodation.

The house provides fantastic living space. To the front of the property is large sitting room with high ceilings. To the rear of this floor is a well-designed kitchen/dining room. The conservatory serves an excellent dining area, providing a lovely aspect over the south-west facing garden.

On the first floor are two double bedrooms, both with built-in wardrobes and en-suites. On the second floor is a naturally bright bedroom with bay window, a further bedroom and separate bathroom, this floor also benefits from a utility room. The property is completed by a further bedroom on the top floor.

Barmouth Road is a tree lined 'No Through Street' in a sought after part of Wandsworth, close to Killarney and Crieff Road. The property is close to good transport links, with Earlsfield and Wandsworth Town being nearby. The house is ideal for families, Wandsworth Common is nearby and there are good schools in the area. The shops and amenities of the recently refurbished Southside are also close.

- Viewing advisable
- 1,921 sq ft freehold house
- Five bedrooms, four bathrooms
- Front and south-west facing back garden
- High ceilings
- Generous bedrooms

Guide Price £1,425,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Local Authority: London Borough of Wandsworth

Council Tax Band: G

Chestertons Wandsworth Sales

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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

