



**Marcilly Road, London SW18 2HS**

**welcome to**

## **Marcilly Road, London**

Wonderfully well-proportioned family home situated in a popular and central location just moments from Spencer Park (Wandsworth Common) and the eclectic mix of shops, bars, restaurants and boutiques on St Johns Hill. This enviable home offers well planned refurbished accommodation over three floors and sits on a westerly plot with the rear garden extending to approx. 50', perfect for summer evenings & afternoons in the sunshine.

Laid out over three floors the ground floor offers a double length bay fronted sitting room with fireplace and replacement wooden sash windows with double glazed units, And dining area leading to the newly installed Kitchen Breakfast room, with refurbished utility room and downstairs WC.

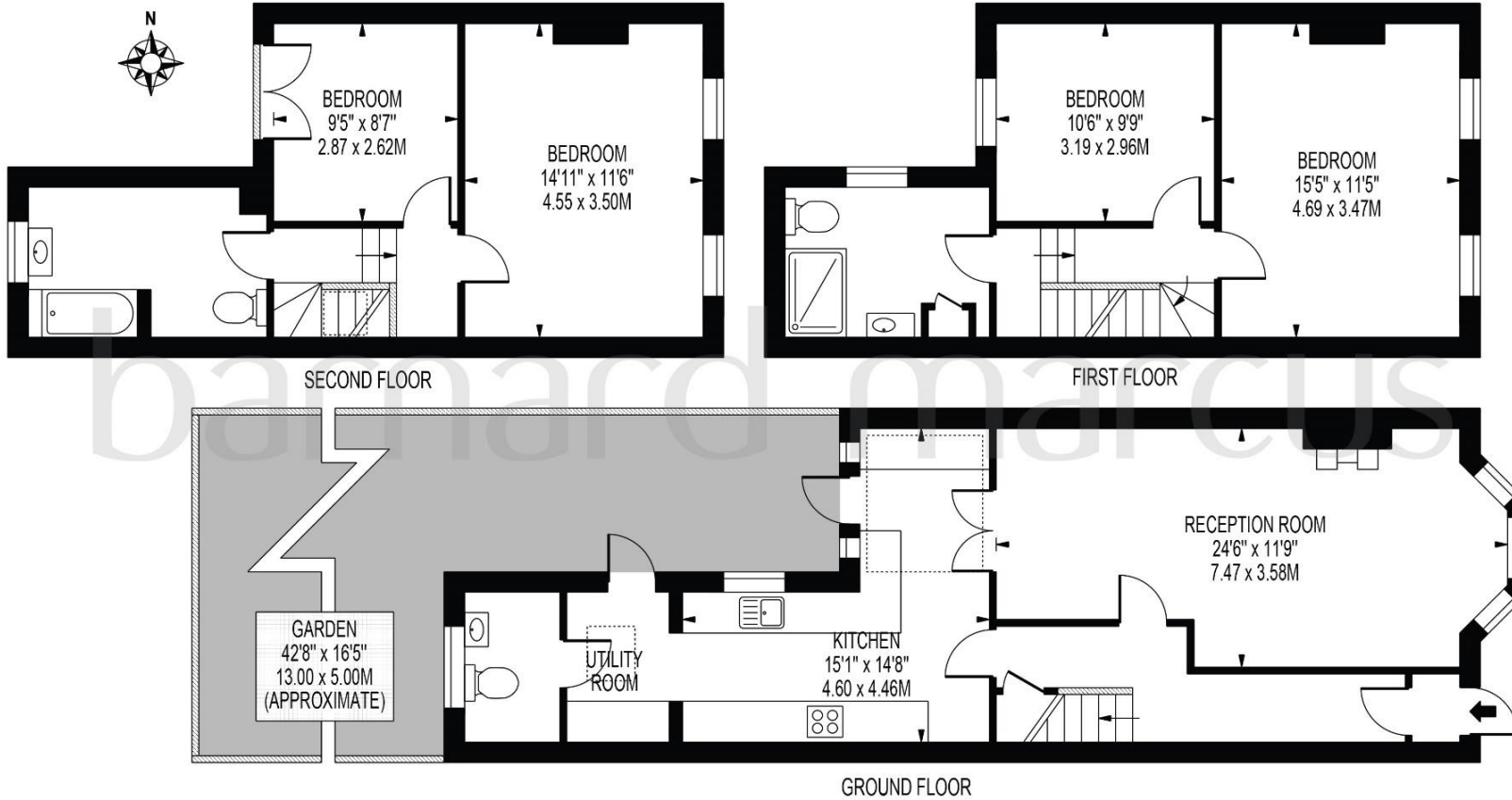
Over the first & second floors there are four double bedrooms and two bathrooms. Properties of this size, style and condition rarely appear on the open market and as such we highly recommend an appointment to view,

Marcilly Road is a well-located address positioned between Wandsworth and Battersea, and forms part of the Wandsworth Common Conservation Area, given the terrace's special historical interest. The address is close to the popular St John's Hill and Old York Road (Tonsley's locale), providing a vast selection of shops, bars, restaurants, and traditional pubs. Both Wandsworth Town and Clapham Junction Stations are situated nearby as well as the beautiful open space of Wandsworth Common.



# MARCILLY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1394 SQ FT - 129.50 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Marcilly Road, London

- Conservation Area
- Four Double Bedrooms
- New Kitchen
- Freehold House
- 50' West Facing Garden
- Superb Condition Throughout
- Close to Clapham Junction
- Adjacent to Spencer Park (Wandsworth Common)

Tenure: Freehold EPC Rating: D

# £1,100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS106297](https://www.barnardmarcus.co.uk/Property/BTS106297)



Property Ref:  
BTS106297 - 0007

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barnard marcus



**020 7228 8686**



[Battersea@barnardmarcus.co.uk](mailto:Battersea@barnardmarcus.co.uk)



235-237 Lavender Hill, Battersea, LONDON,  
SW11 1JW



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)