



Marcilly Road, London SW18 2HS



welcome to

Marcilly Road, London

A wonderful fully extended 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 of St Johns Hill. This enviable home offers well-planned and 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 a period fireplace and wooden sash double-glazed windows. The large, newly fitted kitchen breakfast room, complete with a walk-in pantry, is an exceptional luxury for a house of this size. There are fully folding concertina doors stepping out to the fully landscaped garden, and newly fitted bespoke garden office.

Over the first & second floors, there are four bedrooms and two good-sized bathrooms with underfloor heating.

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.



MARCILLY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1444 SQ FT - 134.15 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL AREA OF OFFICE: 178 SQ FT - 16.50 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1622 SQ FT - 150.69 SQ M
(INCLUDING OFFICE)



FOR ILLUSTRATION PURPOSES ONLY

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 Bedrooms
- New Kitchen
- Freehold House
- 50' West Facing Garden
- Superb Condition Throughout
- Close To Clapham Junction & Wandsworth Common
- New Bespoke Garden Office

Tenure: Freehold EPC Rating: C

offers in excess of

£1,275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTS106432 - 0008

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