









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

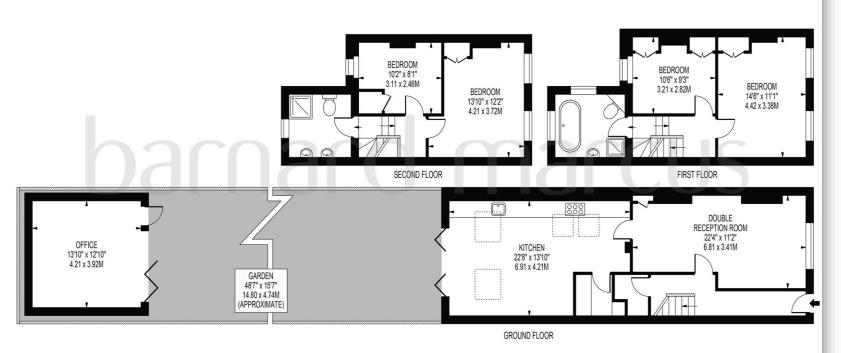
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1444 SQ FT - 134.15 SQ M (EXCLUDING OFFICE)

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.
ANY INTENDING PURCHASER OR LESSES SHOULD SATISKY THEMSELVES BY INSPECTION, SEARCHES, ENQUIREDS AND FULL SURVEY AS TO THE CORRECTINESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

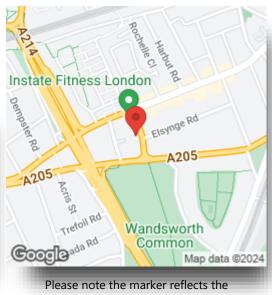
offers in excess of

£1,275,000









postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106432



Property Ref: BTS106432 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus

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