



Wandle Bank, London SW19 1DW

welcome to

Wandle Bank, London

A charming three bedroom extended Victorian house with delightful rear garden, with an attractive outlook across the River Wandle.

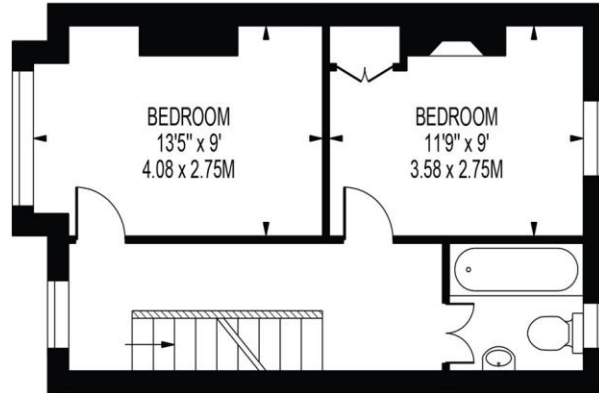


WANDLE BANK

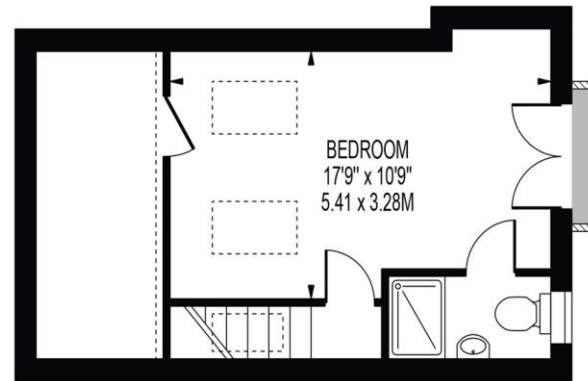
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1101 SQ FT - 102.29 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 79 SQ FT - 7.34 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
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 LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS 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.

A charming three bedroom extended Victorian house with delightful rear garden, with an attractive outlook across the River Wandle.

The property is well presented and benefits from spacious accommodation, a large kitchen/dining room with bi-fold doors opening to the rear garden, a converted loft with a master bedroom with en-suite. Further benefits include period features and a wealth of character throughout.

To the rear of the property is a pretty garden which is laid to lawn with raised decking.

Wandle Bank is located on a quiet residential street, with one-way flow of traffic, opposite the River Wandle and the popular Wandle Park, as well as a large Sainsbury's and Marks & Spencer. Local schools include the excellent Singlegate Primary school (rated outstanding).

Transport links include Colliers Wood (0.14 miles), Wimbledon South (0.49 miles) underground stations (Northern Line), and Haydon's Road Rail Station (0.63 miles), as well as a number of bus routes.

welcome to

Wandle Bank, London

- Three Bedroom, Two Bath Victorian House
- Pleasant Outlook across the River Wandle
- Large Kitchen with Bi-fold Doors to Garden
- Converted Loft Space with Master Bedroom
- Close to Colliers Wood Tube Station

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104936



Property Ref:
EAR104936 - 0006

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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