



Sandgate Lane, London **SW18**

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# Sandgate Lane

## London SW18

Located just opposite 'the Scope', a wonderful spot close to all the amenities of Wandsworth Common, this wonderful family home offers light and width in abundance. Nestled back from the road with a generous front garden, this home feels like a country house in London. There is enormous potential to improve and extend further (subject to the appropriate permissions) and the house has retained many of its historical period features.



**Guide price:** £1,500,000

**Tenure:** Freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G

Currently, the front door opens into a wide entrance hall, with a generous, separate reception room to the front, with charming square bay window overlooking the common. To the rear is a dining room with access to the garden, leading through to the kitchen. Just off the kitchen is a study/ additional living space. The mature garden is a generous 33'.

On the first floor, the main bedroom has useful built-in storage overlooks the wonderful views over the common through a pretty bay window. There are a further three bedrooms on this floor, with a family bathroom.

Upstairs, on the second floor, there are two double bedrooms and a shower room.

This home has tremendous potential to improve and develop further, in a sought-after location.

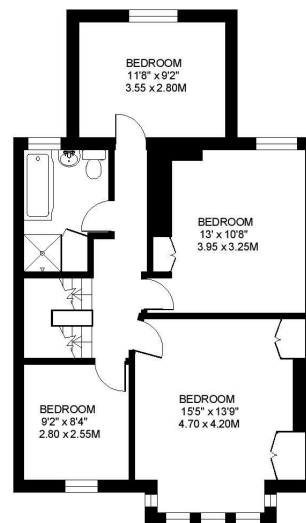
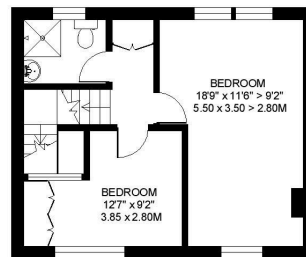
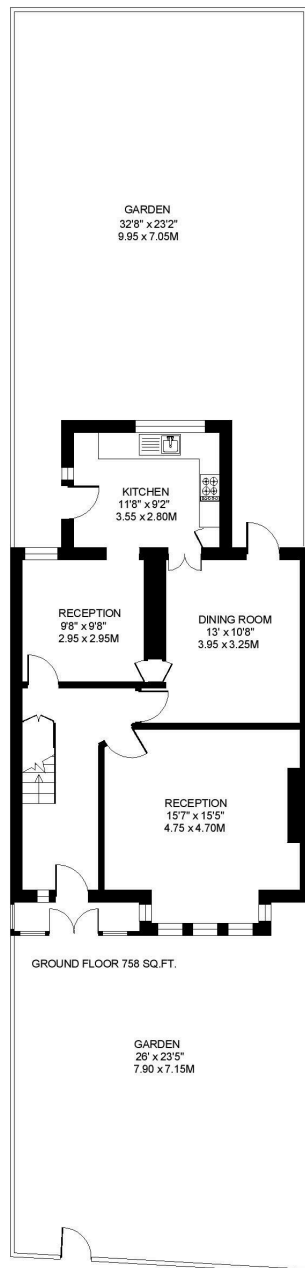




## Location

Sandgate Lane is a truly special location, with its aspect opposite the common and the shops and restaurants of Bellevue Road close by. There are good transport links by train from Wandsworth Common Station into Victoria/Waterloo via Clapham Junction and by bus on Trinity Road. The area is extremely well served by both private and state schools, including Finton House and Beatrix Potter School. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.





**SANDGATE LANE**  
**LONDON SW12**  
APPROXIMATE INTERNAL FLOOR AREA  
**1890 SQ.FT / 175.6 SQ.M.**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated August 2024.

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