



Sandgate Lane, Wandsworth SW18



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This well-designed family home has been upgraded and modernised by the current owners to an incredibly high standard which offers spacious and contemporary living across four floors, perfect for modern family life.



Guide price: £1,950,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F

The ground floor features a bright open-plan reception and kitchen area, complete with a central island and high-end finishes. Large Crittall-style glass doors lead out to a beautifully maintained garden, creating a seamless indoor-outdoor flow. There is also a downstairs cloakroom located in the hallway.

The fully converted basement benefits from copious light from the cleverly designed lightwell and 3m+ ceiling height, giving it incredible depth. It also includes a double bedroom with en-suite, a separate WC, and a large utility room.

On the first floor, you'll find two spacious double bedrooms, a dedicated office and a stylish family bathroom. The second floor is home to a large principal bedroom with a generous dressing area and en-suite bathroom, bursting with natural light.

Finished to a high standard throughout, this home combines modern style with everyday comfort, in a highly desirable location overlooking Wandsworth Common and a short distance to the amenities of Bellevue Village.

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.



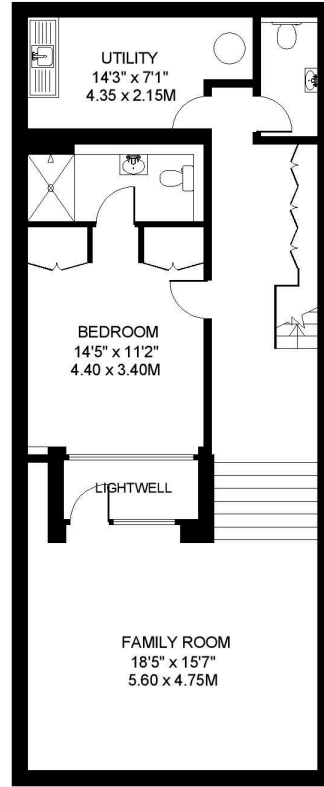




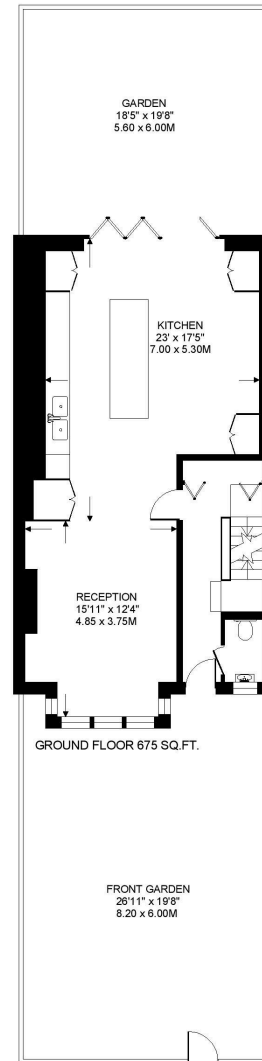
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Approximate Gross Internal Floor Area
2,395 sq ft / 222.5 sq m
Total Area Shown on Plan
2,452 sq ft / 227.8 sq m

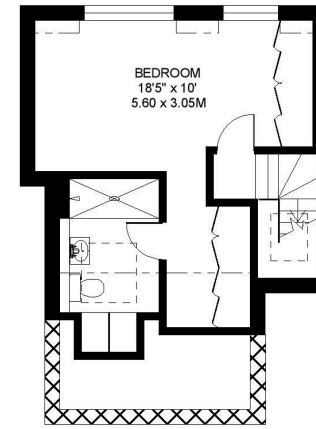
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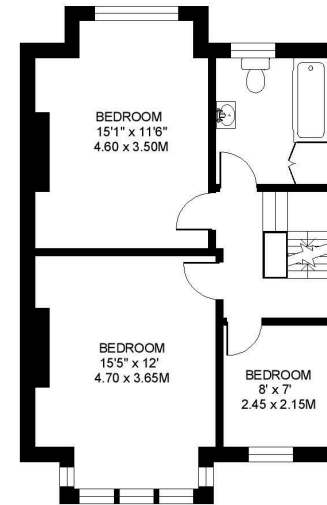
LOWER GROUND FLOOR 831 SQ.FT.



GROUND FLOOR 675 SQ.FT.



SECOND FLOOR 349 SQ.FT.



FIRST FLOOR 540 SQ.FT.

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We would be delighted to tell you more

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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 10/09/2024. Photographs and videos dated 09/09/2024.

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