



Ellerton Road, Wandsworth SW18



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A substantial family house with generous entertaining and family accommodation in excess of 2,600 square feet, which has been thoughtfully arranged over three floors. The property is accessed via its own private driveway that offers ample space for two cars, whilst also setting the house back from the road.



Guide price: £2,500,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G



A welcoming entrance hallway leads through to double doors to an exceptionally bright and well-appointed kitchen with integrated appliances and a large kitchen island that serves as both a work surface and a breakfast bar. To the rear of the kitchen is a tastefully extended reception/dining area spanning almost 27 feet in width. This room is filled with an abundance of natural light from the large skylight and bi-folding glass doors facing South-West onto the garden.

There is also a separate double reception room, downstairs cloakroom and useful utility room on the ground floor.

Stairs lead up to spacious landing on the first floor, giving access to the principal bedroom with en-suite with traditional style roll top bath, as well as two further bedrooms and a generous family bathroom.

The converted loft space houses a further family bathroom, and two more double bedrooms

The landscaped garden is over 50 feet in length and boasts South West orientation, and contains a home office/studio at the rear.

Ellerton Road is extremely well located and within 0.4 miles of the open expanse of Wandsworth Common of the shops and restaurants of Bellevue road. There are good transport links from Wandsworth Common/Earlsfield Station with frequent trains to Victoria/Waterloo via Clapham Junction. The area is extremely well served by both private and state schools and falls into the first Beatrix Potter catchment area. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.



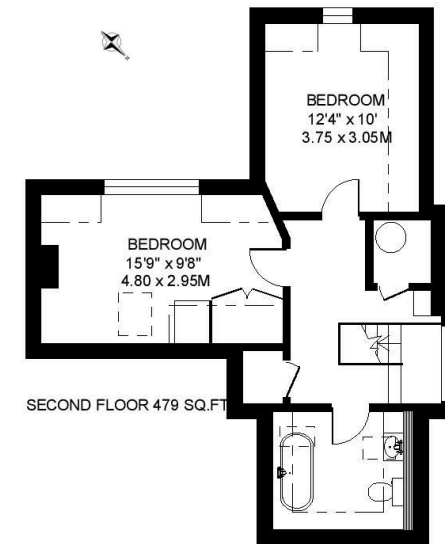
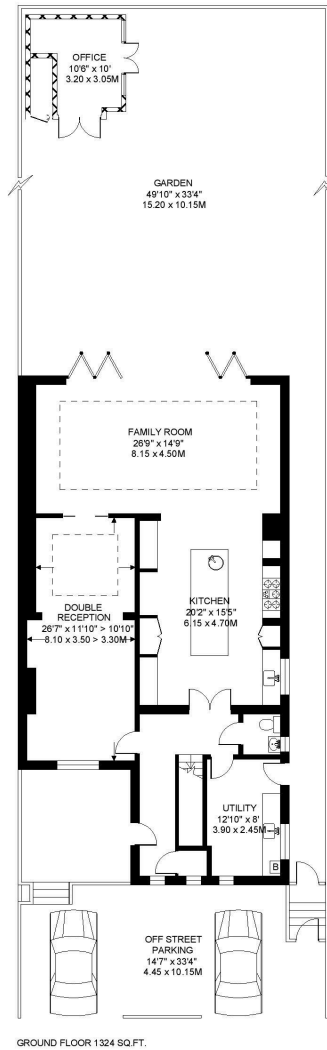




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Approximate Gross Internal Floor Area
2,589 sq ft / 240.5 sq m
Total Area Shown on Plan
2,668 sq ft / 249.7 sq m

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 11/09/2024. Photographs and videos dated 06/09/2024.

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