



BIRCHLANDS AVENUE

London, SW12





# BIRCHLANDS AVENUE LONDON, SW12

A semi-detached family home with off-street parking and generous garden in the Nightingale Triangle.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

**Guide price: £2,500,000**



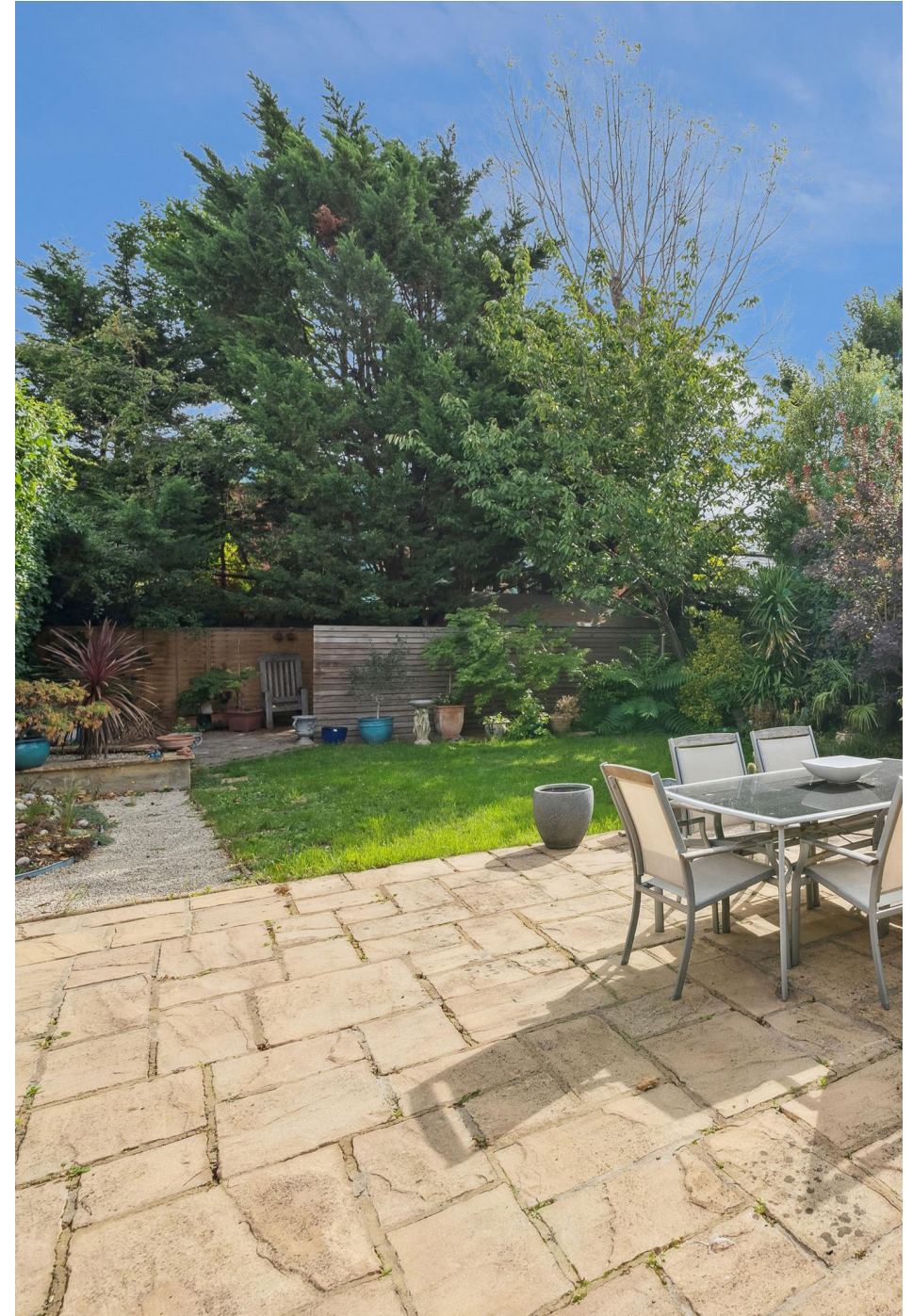


An impressive semi-detached family home of approximately 2,989 sq ft, set within the sought-after Nightingale Triangle. Arranged over three floors, the property offers generous proportions, excellent natural light, and well-balanced family accommodation.

The ground floor features a welcoming hallway, double reception with feature fireplace, bright conservatory, and a spacious kitchen/dining room opening to the garden, with utility and cloakroom completing the level.

Upstairs, the principal suite includes fitted wardrobes and an en-suite, alongside two further double bedrooms and two bathrooms. The top floor hosts a substantial fourth bedroom with Velux windows.

A 69 ft private garden with patio and lawn sits to the rear, with off-street parking at the front and scope for extension (STPP).



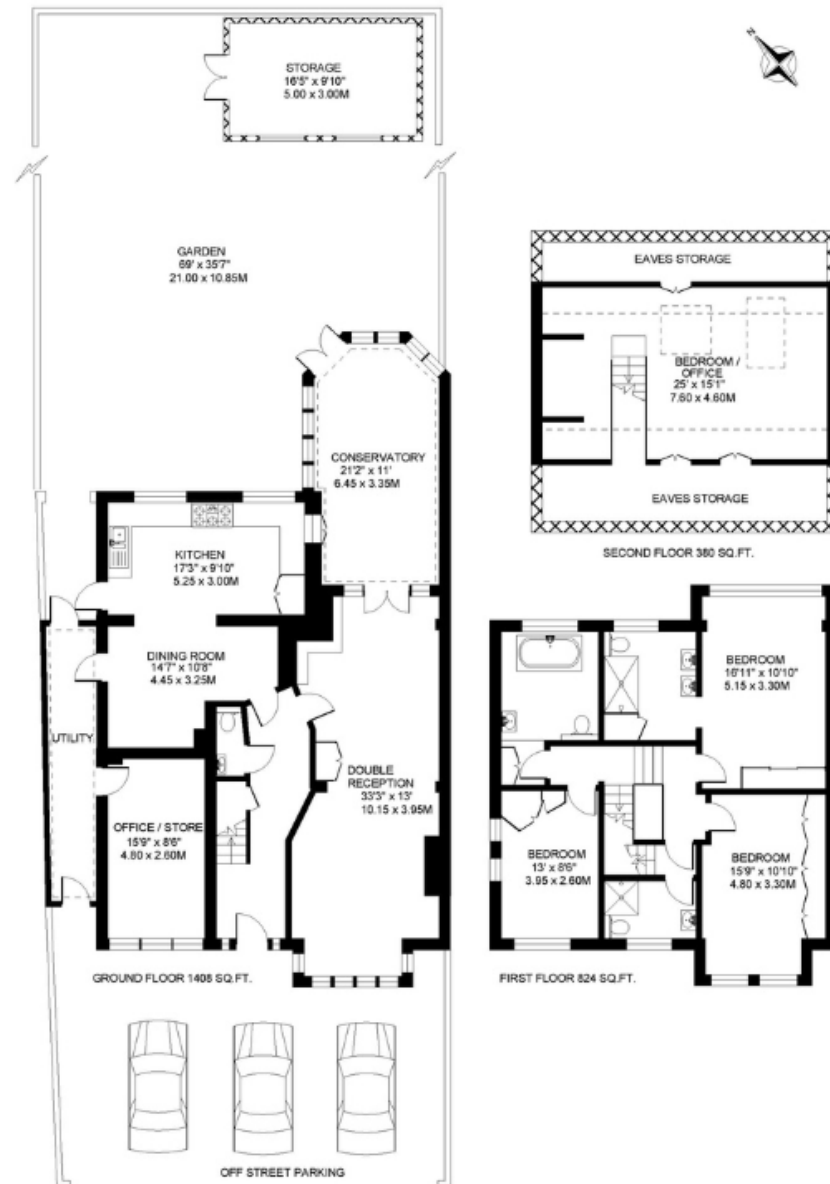












(Including Basement / Loft Room)  
Approximate Gross Internal Area = 277.69 sq m / 2,989 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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