



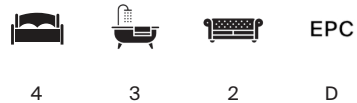
## NOTTINGHAM ROAD

Wandsworth, SW17



# NOTTINGHAM ROAD WANDSWORTH, SW17

A generous four-bedroom family home in popular 'Bellevue Village'.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

**Guide Price: £1,895,000**



## A BEAUTIFUL FAMILY HOME IN BELLEVUE VILLAGE

A charming four-bedroom, three-bathroom period family home ideally located near Bellevue Road and Wandsworth Common, with a private south-facing garden. Arranged over three floors and extending to approximately 1,800 sq. ft, the property offers well-balanced accommodation throughout. Highlights include a double reception room with attractive period features and a bright, south-facing kitchen with shaker-style units, stone worktops, central island and bi-fold doors opening onto the garden.

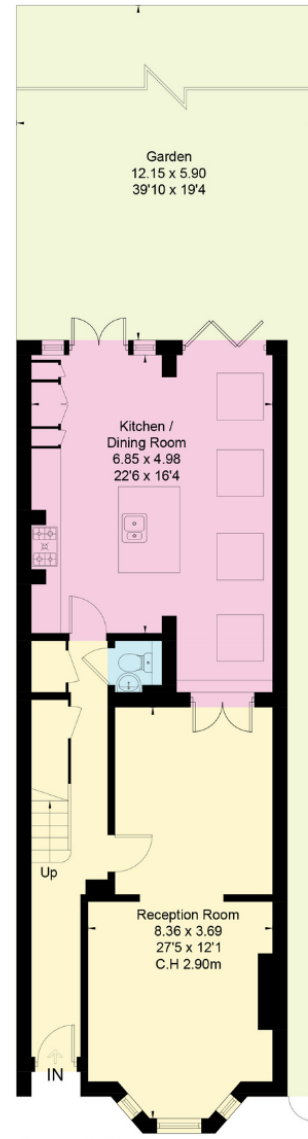
The first floor features a full-width principal bedroom with dressing room and en-suite, plus a guest bedroom with en-suite. Two further bedrooms and a family bathroom occupy the top floor.

The private garden offers patio space for entertaining and a lawned area beyond.



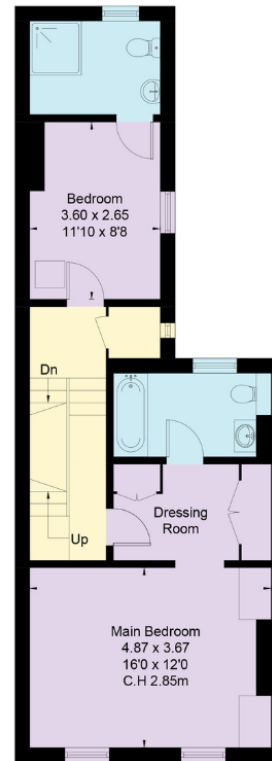




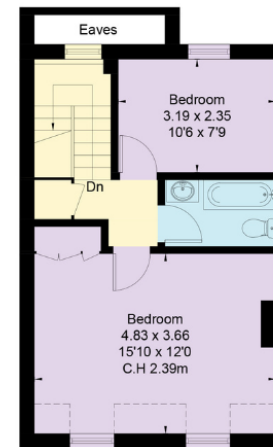


Ground Floor

= Reduced head height below 1.5m



First Floor



Second Floor

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 166.85 sq m / 1,796 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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