



**NOTTINGHAM ROAD, BELLEVUE VILLAGE, LONDON, SW17**  
£375,000

**Carter Jonas**



# NOTTINGHAM ROAD, BELLEVUE VILLAGE, LONDON, SW17

This light-filled, high-ceilinged, one-bedroom apartment is located on the corner of Althorp and Nottingham Road, a stone's throw from Wandsworth Common and Bellevue Road.

The property benefits from plenty of natural light and features a large, triple aspect, open-plan kitchen/living room, a double bedroom, bathroom, and storage space. The property would benefit from a comprehensive refresh, allowing buyers to stamp their own personality on the property. The property is offered chain-free.

Nottingham Road is well located in a prime residential area of Wandsworth Common, known locally as 'Bellevue Village,' home to an eclectic range of restaurants and cafes, including Chez Bruce, Gazette, The Good Earth, Flotsam & Jetsam, Hyde Farm. There are many good pubs and bars in the area, including The Hope, The Althorp and Brinkleys. Northcote Road is a short walk away. For green space, Wandsworth Common, with its pitches, playgrounds, and tennis courts, is at the end of the road. Clapham Common and Tooting Bec Common, with its popular lido and running track are close by. Wandsworth Common Overground station is on the doorstep, providing transport links to Victoria via Clapham Common. Access to the Underground (Northern Line) from Balham and Tooting Bec.

## AMENITIES

- One Bedroom
- Ground Floor Flat
- Open Plan Kitchen/Living Room
- Bathroom
- Prime Bellevue Village Location
- Prime Wandsworth Common Location
- Share of Freehold
- Chain-Free
- Close to transport Overland and Northern Line

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D






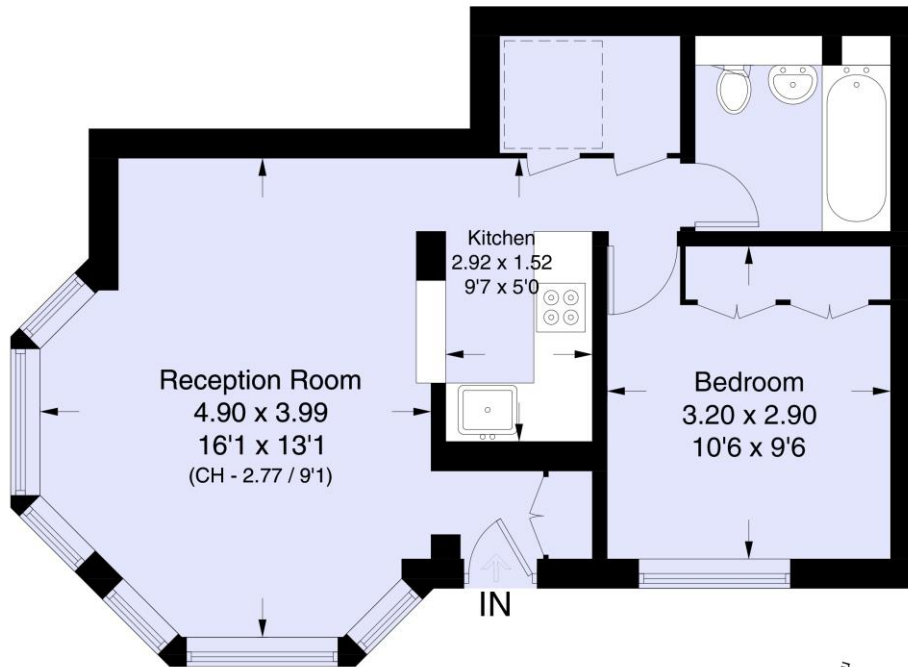




## Nottingham Road, SW17

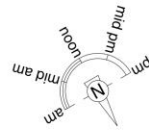
Approximate Area = 41.2 sq m / 443 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)

 = Reduced head height below 1.5m



### Ground Floor

This marketing 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.



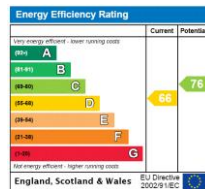
# Carter Jonas

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Wandsworth Sales 020 8767 7711**

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
Offices throughout the UK



Classification L2 - Business Data



### IMPORTANT INFORMATION

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