



REPLINGHAM ROAD, LONDON, SW18

£1,500,000

Carter Jonas

REPLINGHAM ROAD, LONDON, SW18

**A WONDERFUL FOUR-BEDROOM FAMILY HOME PRESENTED IN EXCELLENT
CONDITION, CONVENIENTLY LOCATED IN THE HEART OF SOUTHFIELDS WITH ITS
EXCELLENT SCHOOLS, SHOPS AND RESTAURANTS.**

This charming four-bedroom family home is presented in excellent condition. The ground floor comprises a light and airy double reception room retaining many original features including wooden floorboards, a fireplace and cornicing. To the rear is a spacious kitchen with the further potential to extend into the side return.

There are doors leading out to a large (33ft) part lawned and patio garden.

The first floor comprises three bedrooms (two of which include fitted cupboards) and a large modern family bathroom. The loft has been recently converted and includes a large bedroom with built in cupboards and a further bathroom with a walk-in shower and fantastic storage space.

Replingham Road is located in the heart of Southfields with the shops and restaurants (20m away) and tube (100m) along with several popular primary schools and St Cecilia's Academy.

Sole agents. Chain free.



AMENITIES

- Four bedrooms
- 33ft garden
- Located in the heart of Southfields
- High specification

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D





Replingham Road, SW15

Approximate Area = 188.77 sq m / 2032 sq ft
(Including Eaves Storage)
Eaves Storage = 20.72 sq m / 223 sq ft

Key:
Ch - Ceiling Height



Second Floor

Approx. 59.08 sq m / 636 sq ft



First Floor

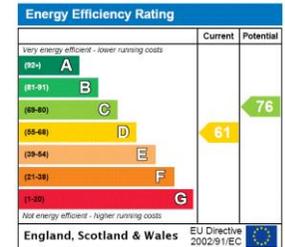
Approx. 61.59 sq m / 663 sq ft



Ground Floor

Approx. 68.10 sq m / 733 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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