



ST. PETER'S CLOSE, LONDON, SW17

Carter Jonas

ST. PETER'S CLOSE, LONDON, SW17

This immaculately presented and recently refurbished, two-bedroom freehold house, with a private garden and garage, is tucked away in a quiet residential enclave only moments away from Wandsworth Common.

The property has, in recent years, undergone a total refurbishment including a ground floor extension. The large open plan kitchen/living room has stylish grey cabinetry and integrated appliances. Wooden flooring runs throughout the living space and leads out, via aluminium bifold doors, to the paved, southwest facing garden with rear access. A spacious storage cupboard, ideal for a laundry station, is located on the ground floor.

The principal bedroom overlooks the garden, with a stylish contemporary shower room alongside. There is ample storage with built in cupboards and loft storage.

Outside and to the front of the property, a utility cupboard, housing meters, also makes an additional storage or parcel drop off point. The front garden is laid to lawn, and a garage is located towards the rear of the property.

St Peter's Close is located within College Gardens, a quiet residential enclave, discreetly tucked away only 0.6 miles from Wandsworth Common Station, it is located just 0.4 miles from the fashionable cafes and restaurants which line Bellevue Road and overlook the Common. The Northern line at Tooting Bec is also within easy reach (0.6 miles).

AMENITIES

- Two-bedroom Freehold house
- Recently refurbished
- Open plan kitchen/diner/living space
- Direct access to a Southwest facing garden
- Garage
- Chain-free
- Two double bedrooms
- Contemporary shower room
- Loft
- Close to shops, amenities, and transport at Wandsworth Common
- Close to Northern Line at Tooting Bec

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C




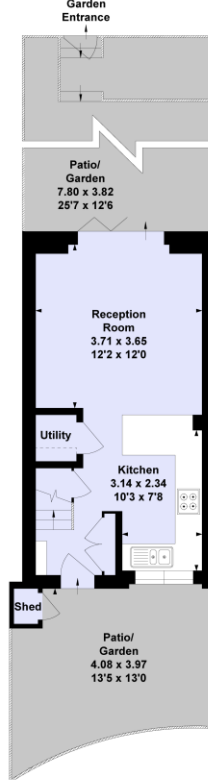
Classification L2 - Business Data



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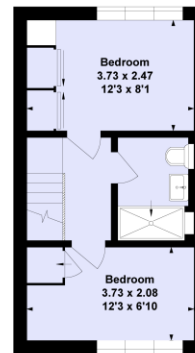
Approximate Floor Area = 53.56 sq m / 576 sq ft

 = Reduced head height below 1.5m

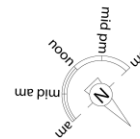


Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

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

carterjonas.co.uk
Offices throughout the UK

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