



NOTTINGHAM ROAD, LONDON, SW17

Carter Jonas

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Beyond the Victorian façade, this sensational architect-designed house is located in the heart of a prime residential area of Wandsworth Common, known locally as 'Bellevue Village'. The property has benefited from being entirely renovated and extended in 2021, having been extensively reimagined by leading architects to offer circa 1,000 sq ft of thoughtfully planned, flexible living and entertaining space.

Facing the mature, secluded and private front garden, light floods in through the bay window in the reception room, which benefits from hardwood Boston blinds and a log burner. The open plan kitchen/diner has been designed to provide stylish entertaining space, whilst also being highly practical. There is space to accommodate a large dining table in this light and open heart of the home. An under-stair utility cupboard houses the washer/dryer and also provides great storage.

Adjacent to the kitchen/diner, the "garden room" has been designed as a flexible third bedroom, with interior folding doors and an ensuite bathroom (which has a skylight providing a sense of light and space). We have employed CGI to highlight the flexibility of the space as an occasional third bedroom. Furnishings and décor are therefore not accurate in this image.

Aluminium bi-fold doors open from both the "garden room"/third bedroom and the kitchen/diner onto the decked patio garden, providing flexible indoor-outdoor living and ample opportunities for entertaining. Thoughtfully conceived with bespoke joinery, the garden provides a "BBQ Nook", "living wall," wall hung planters, and built-in bench with storage for two foldup bikes and garden equipment. The garden can easily accommodate a large table with seating for 10/12 people.

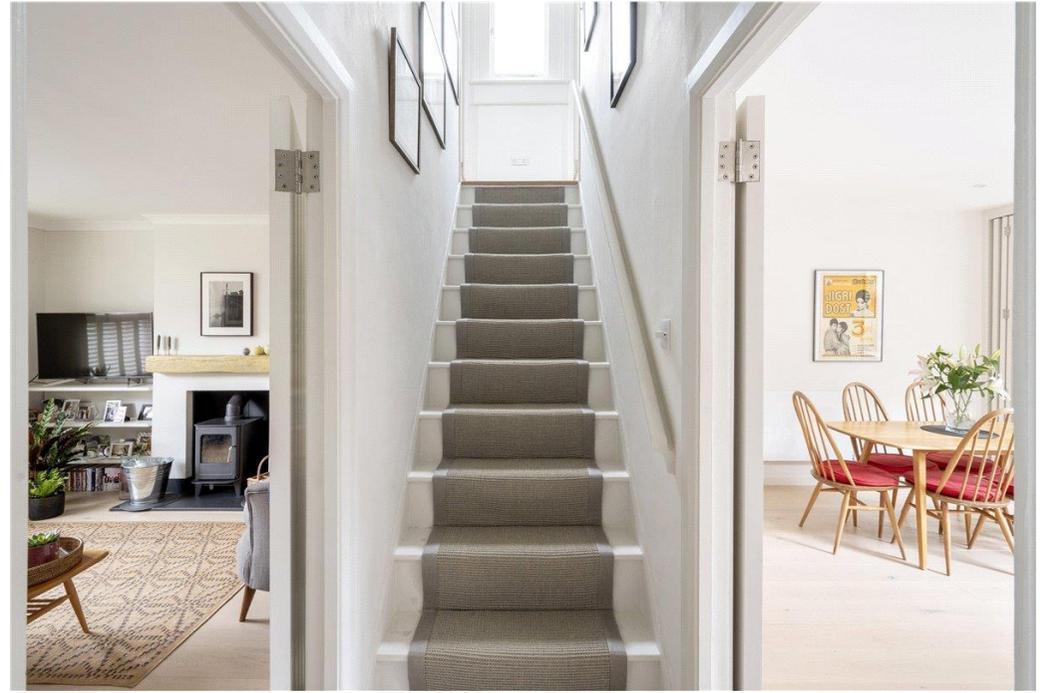
Upstairs the principal bedroom (which has built-in storage) exudes a sense of calm, and flows effortlessly in a "dressing room" space, which could equally be used as a study or nursery. The ensuite spa-like bathroom is finished to a high specification, with a double sink and a large, free-standing bath. The second large double bedroom, with ensuite shower room, is currently used as a home office / spare room. The loft space provides further storage - it is boarded, insulated and accessible via a ladder at the top of the stairs.

Bellevue Village is home to an eclectic range of shops, pubs, restaurants and cafes, including the Michelin-starred Chez Bruce, Gazette, The Good Earth and Flotsam & Jetsam. Green space is abundant, with Wandsworth Common at the end of the road and Clapham Common, Tooting Bec Common (with its popular lido and running track) and Battersea Park all close by. Wandsworth Common rail station is less than 5 minutes' walk away, providing transport links to Victoria via Clapham Junction. Nearby Balham Station provides access to the Underground on the Northern Line. The area is also well-connected by bus to Chelsea and the Kings Road.





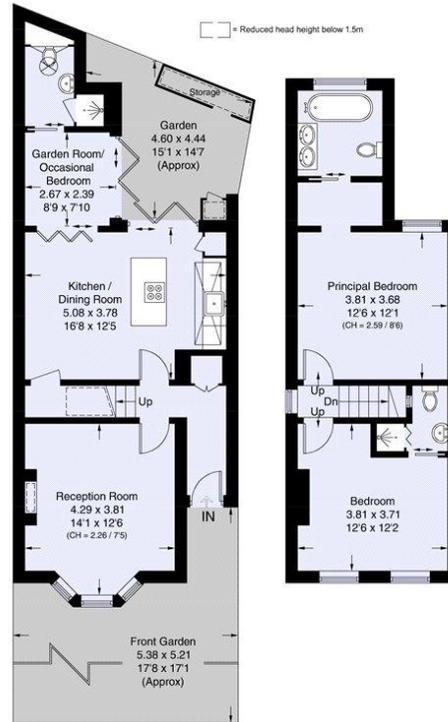
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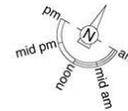
Approximate Gross Internal Area = 91.7 sq m / 986 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft) & Excluding Storage



Ground Floor
51.8 sq m / 557 sq ft

First Floor
39.9 sq m / 429 sq ft

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.



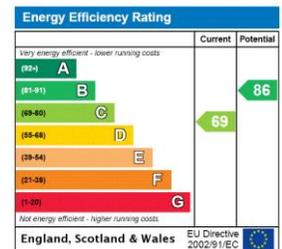
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LOCAL AUTHORITY London Borough of Wandsworth

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