



HENDHAM ROAD, LONDON, SW17

Carter Jonas



# HENDHAM ROAD, LONDON, SW17

Located on one of Wandsworth Common's finest roads, this substantial Victorian c. 2,703 sq ft house retains many of its original and elegant period features. Further key attractions to this property are its 95'ft south facing garden and off-street parking.

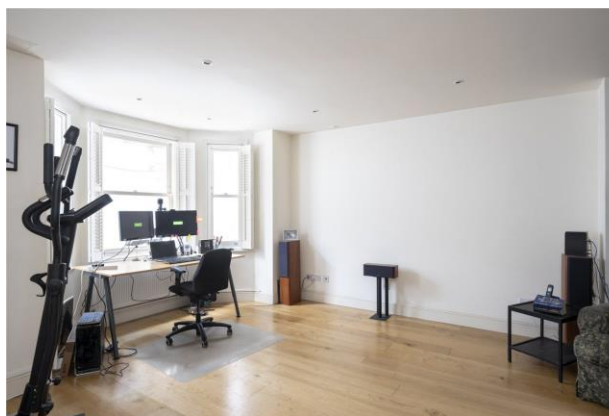
The ground floor features a wide hallway, and the two generously proportioned reception rooms offer impressively high ceilings which add to the sense of space and grandeur. Currently arranged as a welcoming kitchen and dining room. The kitchen features an array of wooden cabinetry, range cooker and Belfast sink, and leads out to the garden.

At the rear of the property, a large dual aspect reception room gives direct access onto the terrace and magical 95'ft southerly facing garden. The terrace, ideal for entertaining, leads onto a large lawn with borders filled with herbaceous perennials, creating a riot of colour in summer. To the rear of the garden, a wooden shed, and a selection of mature trees and shrubs providing interest and shade.

N.B. Please note we have employed CGI on some images of the kitchen/diner and one of the bedrooms to illustrate an alternative decorative treatment.

On the lower ground floor, the basement extension provides two bright double bedrooms, with lightwells to the front and rear of the house. The larger of the two, currently used as an office, would also make a great TV/media room/gym. There is a shower room and a sizeable utility room at this level. On the first floor, two large double bedrooms are arranged either side of a central landing. Both rooms have plenty of built in storage and share a shower room. To the rear of the house, fantastic ceiling volumes have been created in the principal bedroom, with the eaves incorporated into the ceiling height, giving a vaulted effect. Full length glazed doors open onto a balcony, with uninterrupted views of gardens and trees, more akin to the countryside than Central London. An ensuite bathroom completes the space. Upstairs, a shower room and two further double bedrooms incorporate sloping eaves, make great children's bedrooms or home offices.

At the front of the house, off street parking provides valuable off-road space. The house offers the opportunity to create a perfect family home while still embracing some of the original character and charm of this delightful property. Hendham Road runs from Trinity Road to Beechcroft Road to the south of the green open spaces of Wandsworth Common and is close to the independent shops, cafes and restaurants which line Bellevue Road. There is a rich variety of architectural styles in the road, and it is very conveniently positioned for the transport facilities of Wandsworth Common Mainline and the Northern Line. A fantastic selection of schools can be found locally, including Finton House, Fircroft Primary School, Hornsby House, Eveline Day Nursery etc.

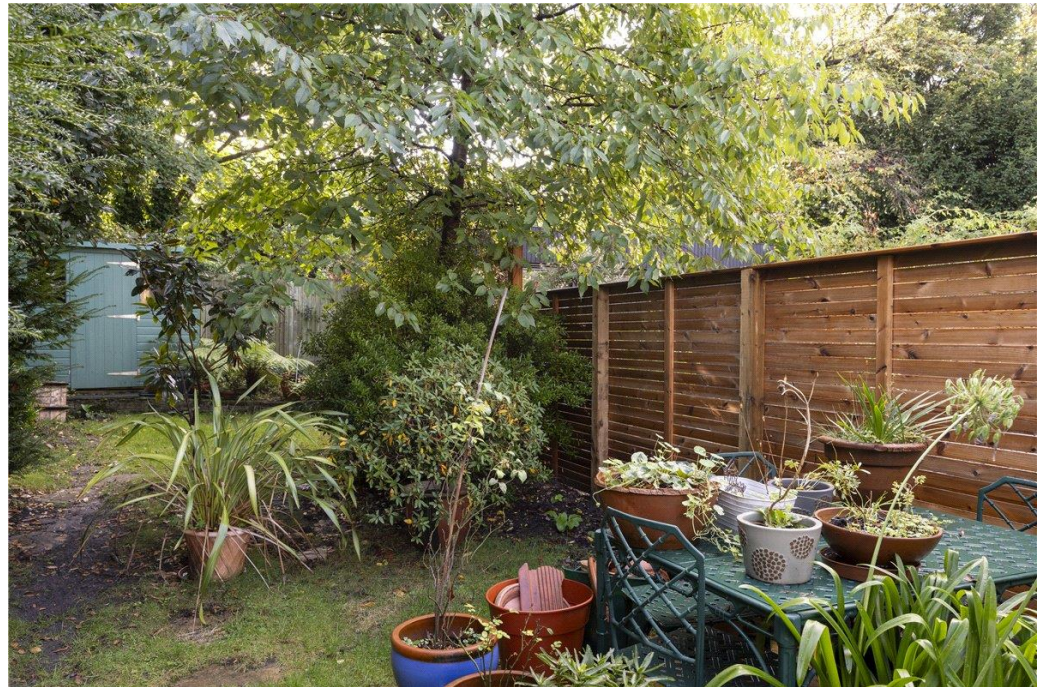






Classification L2 - Business Data





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## Hendham Road, SW17

Approximate Gross Internal Area = 251.1 sq m / 2703 sq ft  
Including Limited Use Area (9.2 sq m / 99 sq ft)



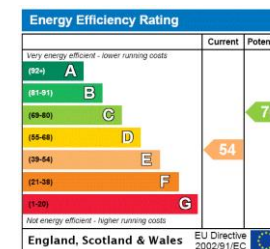
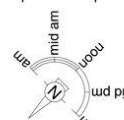
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Carter Jonas

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