



FREWIN ROAD, LONDON, SW18

Carter Jonas



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This elegant, wider than average, semi-detached Edwardian home close to Wandsworth Common offers a large southerly aspect garden, off-street parking, potential to extend, and is chain free. Set back from the road, with an attractive front garden and handy off-street parking, the property benefits from secure side access.

The wide hallway leads to two generously proportioned reception rooms, both benefiting from impressive volumes, one with a large bay window overlooking the front garden, and the second with French doors leading out to the rear patio and garden.

The kitchen has views of and access to the garden and adjoins onto the breakfast room. A guest cloakroom/WC completes the accommodation on this floor. The circa 68ft garden is mainly lawned, with mature shrubs and borders, making the garden extremely private. The ground floor could be further extended, subject to the necessary permissions and consents.

On the first floor, the spacious principal bedroom benefits from a large bay window and built-in wardrobes. Another generously proportioned bedroom faces out over the garden and features a lovely original fireplace. Two further bedrooms are located on this floor, one currently used as a study. A family bathroom and separate cloakroom/ WC are also located at this level. Access to a large loft and eaves space, which, if required, and subject to the necessary permissions, could be converted into further accommodation. The property is offered to the market chain free.

Frewin Road is a particularly attractive and quiet road, moments from the green open spaces of Wandsworth Common and within short walking distance of the local shops, cafes, bars and restaurants of Bellevue Road. Transport can be found at Wandsworth Common station (to Victoria), Earlsfield station (to Waterloo) with great connections to the City and West End. A range of fantastic schools and nurseries can be found locally including Finton House, Beatrix Potter, Hornsby House, Emanuel, Thomas's Clapham, Burntwood, Broomwood, amongst others. The Dulwich Foundation school coach service stops at nearby Routh Road, servicing Alleyn's, Dulwich and JAGS.

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D











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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data