





## SW17 / SHARE OF FREEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM UPPER MAISONETTE OFFERING OVER 900 SQ FT OF ACCOMMODATION ARRANGED OVER THE TOP TWO FLOORS OF AN IMPOSING VICTORIAN HOUSE.**

Refurbished by the current owners to a high standard, this wonderful apartment features an incredibly elegant reception room with wooden floors, tall ceilings and is flooded with natural light by three large windows with attractive fan lights. To the rear is a modern, eat-in kitchen with built-in appliances, ample room to sit and eat and attractive views across neighbouring gardens to the rear.

There are two double bedrooms on the top floor, including a lovely principal bedroom with an en-suite shower room together with a further, family bathroom to the rear between the ground and first floor.

The property is offered for sale chain free.

Brodrick Road is a highly sought-after residential street running between Trinity Road and Beechcroft Road, close to the green open spaces of Wandsworth Common and the shops, bars and restaurants on Bellevue Road. Transport can be found at Wandsworth Common station with provides quick and convenient access to central London via Victoria and Clapham Junction. Tooting Bec Underground station is also a short distance away, allowing easy access to the City via Bank (Northern line). There are good selection of excellent state and private schools close by, including the ever popular Finton House on Trinity Road, subject to entry and catchment each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 957



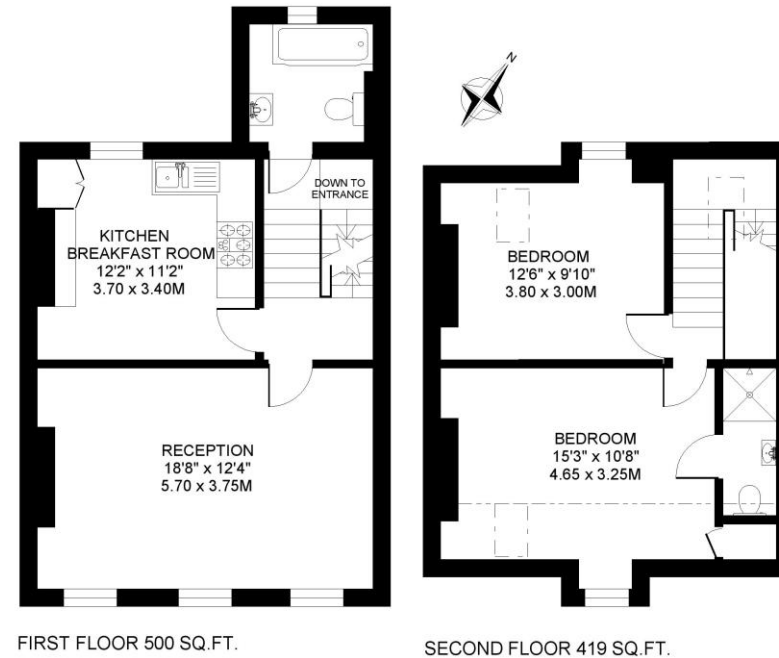
**TWO BEDROOMS | TWO  
BATHROOMS | RECEPTION ROOM |  
MAISONETTE | SHARE OF FREEHOLD**





BRODRICK ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
919 SQ.FT / 85.3 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE  
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