



Broadgates Road, London SW18



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Upon entering the property there is a spacious hallway that leads to the open-plan kitchen/living room. The kitchen is well equipped with integrated appliances and a breakfast bar. To the rear, double doors lead to a conservatory and then onto a 64ft garden with a patio, perfect for al fresco dining and entertaining in the summer months. On the first floor, you will find the principal bedroom which benefits from a large ensuite and floor-to-ceiling wardrobes. This floor also hosts the family bathroom, fitted with both a bath and walk-in shower and a single bedroom/home office. Two further bedrooms are found on the second floor, both benefitting from access to the considerable eaves storage and large Velux windows with far reaching views over the gardens.



Guide price: £1,375,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: G

Set over three floors this charming house offers generous living accommodation, parking for three cars and a larger than average garden.





Location

Broadgates Road is a quiet cul-de-sac off Ellerton Road, within easy reach of Bellevue Road, with its excellent selection of fashionable shops, bars and restaurants. Earlsfield mainline station (providing direct access into Waterloo via Clapham Junction) and Wandsworth Common mainline station (to London Victoria via Clapham Junction) are both close by.





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Approximate Gross Internal Area : (Including Eaves Storage & Excluding Store)	151.06 Sq. metres 1626 Sq. feet
Eaves Storage :	9.94 Sq. metres 107 Sq. feet
Store :	7.71 Sq. metres 83 Sq. feet

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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