

Charles Baker Place,
Tooting SW17



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A wonderful three double bedroom house which offers well-balanced accommodation and generous living space to a superb level of workmanship and finishes. The property has two roof terraces and is decorated in fresh neutral tones and has the benefit of great light and space with high ceilings throughout.

The house opens into an open-plan reception/dining space with a contemporary kitchen located at the rear. The stylish kitchen has a good range of grey lacquered units and cupboards and integrated appliances with solid oak flooring across the ground floor and up the stairwell. A glass-sided staircase leads to the first floor with a guest suite to the rear with excellent fitted wardrobes and a stylish en suite shower room. Sliding doors open onto a large decked glass-sided balcony creating an abundance of natural light.



Guide price: £1,250,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F

To the front is an additional double bedroom with a free-standing bath. On the top floor is a spectacular principal suite with a wall of fitted wardrobes and cupboards, surround sound, sliding glass doors onto a decked balcony, and a generous en suite with a fitted rain shower and underfloor heating.





Location

Wiseton Road is ideally situated in the Bellevue Village off Bellevue Road next to the open spaces of Wandsworth Common. Both the underground at Tooting Bec and the overground station at Wandsworth Common are a short walk away allowing quick access to the City and the West end. The area is extremely well served by good state and private schools, with the popular Finton House School located very close by. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and tennis club.



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London, SW17



**Approximate Gross Internal Floor Area
117.15 sq m / 1261 sq ft**

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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We would be delighted to tell you more

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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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