



Dornton Road, London SW12



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A truly stunning, light and spacious maisonette which has been upgraded, extended and modernised by the current owners to an incredibly high standard.

This luxury home is arranged over two floors with it's own private entrance on the ground floor with the house sat back from the road due to the off street parking.

The wonderful home has some lovely period features whilst also balancing a high specification modern look. On the first floor, there are two large double bedrooms with storage, modern family bathroom and a useful utility room which has stairs leading down to the private rear garden. Also at the back is the wonderful principal suite which has a walk in wardrobe and en suite too.



Guide price: £1,200,000

Tenure: Share of freehold

Peppercorn rent: £1

Local authority: London Borough of Wandsworth

Council tax band: D

To the front of the property is the large separate reception room which is perfect for relaxing and has a lovely bay window letting in an abundance of natural light. There is also a useful working from home/study area with french doors that open up onto a Juliette balcony to the front of the property.

Stairs then lead up to the truly exceptional open plan kitchen/dining entertaining space which is the new extension of the property and is incredibly impressive. Fully equipped with new modern high tech appliances, island, useful eaves storage and a separate WC off to the side too.

The sociable dining space has a large sky light above and steel crittal doors leading out onto the private south-facing roof terrace making this space perfect for entertaining and hosting alike.





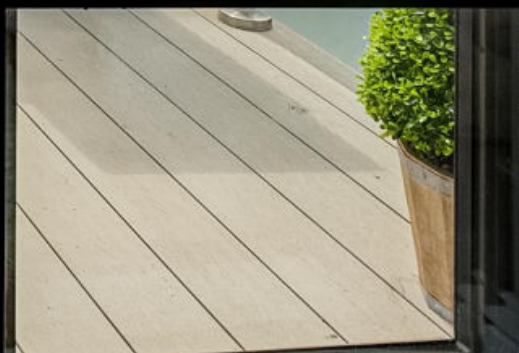
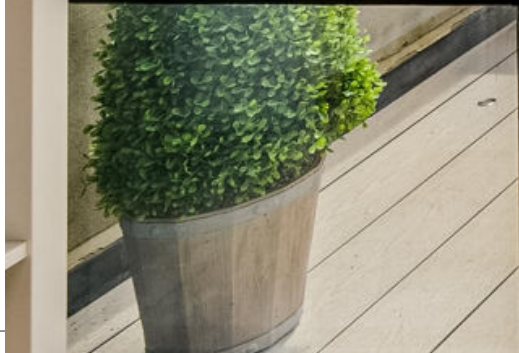
Location:

Dornton Road is quiet yet well located close to the Heaver Estate. There are a broad range of shops and restaurants within easy reach.

Good transport links are within walking distance, Balham Northern line tube and the overland rail services at Balham allow quick access to both the city and West End.

There is an excellent choice of both private and state schools nearby. The green expanse of Tooting Common is only minutes away.







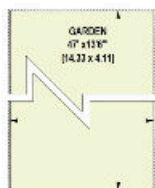


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Approximate Gross Internal Area : 168.21 Sq. metres
 (Including Eaves Storage) 1703 Sq. feet
 Approximate Eaves Storage Area : 8.08 Sq. metres
 87 Sq. feet



Key:
 CH - Ceiling Height



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.

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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 Particulars dated June 2022. Photographs and videos dated June 2022.

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