



Wallis' Cottages, London SW2

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# Wallis' Cottages, London SW2

An enchanting Grade II listed cottage offering an abundance of history and elegance.

Nestled within a cul-de-sac in SW2, the cottage offers two spacious reception rooms, each with its own unique character, perfect for entertaining guests or enjoying peaceful evenings by the fireplace.



**Guide price:** £995,000

**Tenure:** Available freehold

**Local authority:** London Borough of Lambeth

**Council tax band:** D









## Description

The separate kitchen with original panelling looks upon the south east facing garden which benefits from both a shed and garden room that can be transformed into an office, studio or additional storage STP.

One of the standout features of this cottage is the large, bright conservatory that fills the home in natural light and hosting space.

The cottage comprises three bedrooms, each thoughtfully designed to provide comfort and storage. Two well-appointed bathrooms add to the convenience of daily living.

This unique property spans 1,237 sq ft and also includes off-street parking.

Located in the gated Wallis's Cottages, you'll enjoy a sense of community and history, all while being within easy reach of local amenities, parks, and excellent transport links.



## Location

Wallis's Cottages are neatly nestled between three key areas in South West London: Brixton, Clapham South and Streatham Hill all of which offer you a variety of shops, cafes, cinemas, and sought-after restaurants.

Conveniently located close to three transport links: Clapham South (Northern Line), Balham (Northern Line), Streatham Hill (Overground) and Brixton (Victoria Line).

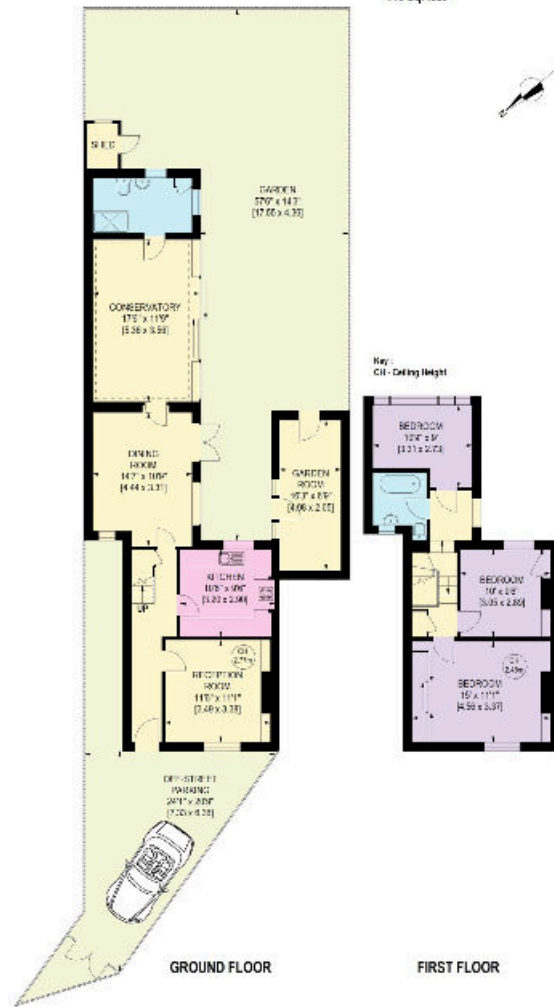


There are also frequent buses into Central London and Clapham Junction.



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.

Approximate Gross Internal Area : 114.92 Sq. metres  
 (Excluding Garden Room)  
 1237 Sq. feet  
 Approximate Garden Room Area : 10.22 Sq. metres  
 110 Sq. feet



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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 October 2023. Photographs and videos dated August 2023.

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