



Beechcroft Road, Wandsworth SW17



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Upon entering the ground floor is home to a generously sized open-plan reception and kitchen area that effortlessly combines modern aesthetics with comfort. The sleek, well-equipped kitchen boasts state-of-the-art appliances and ample counter space leading through floor to ceiling French doors onto a well-maintained courtyard. The highlight of the ground floor is the seamless transition from the living area to the front garden. The bi-folding doors lead to a charming eating area and a fire pit creating an ideal hosting space. Additionally there is a family bathroom and two spacious double bedrooms, one of which opens onto another private courtyard. All outside spaces are completely private and not over-looked. Upstairs offers a sizeable principle suite with high ceilings with triple aspect benefiting from copious natural light and airy space. There is a full size en-suite, wrap around eaves storage, walk in wardrobe and balcony perfect for morning coffees.



Guide price: £1,300,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F





Location

Beechcroft Road is exceptionally well located between Wandsworth Common and Tooting Bec.

Excellent transport links are available at Tooting Bec underground station (northern line), just a 10-minute walk away, providing direct access to the City and the West end. Overground, services can be found at Wandsworth Common and Balham, with easy access into Victoria/ Waterloo via Clapham Junction.

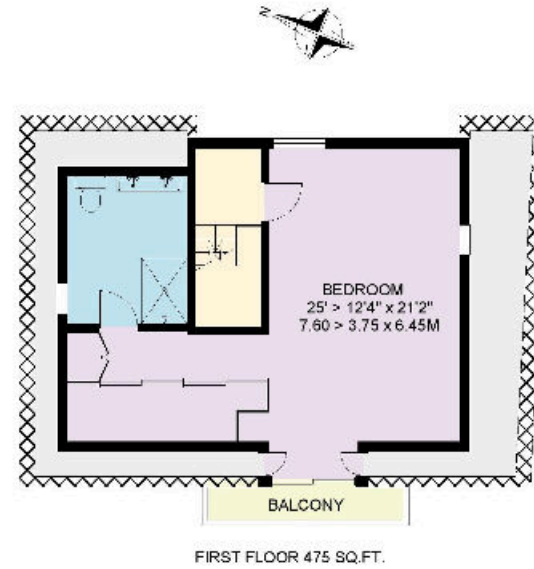
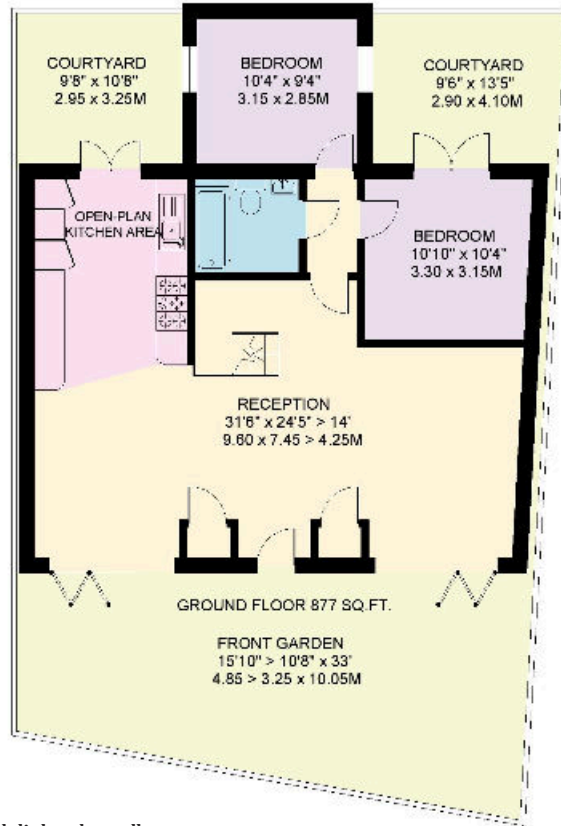
The green open spaces of Wandsworth Common are close by, and the cafes, shops, and restaurants on Bellevue road are also close to hand.

Excellent schooling in both the state and private sectors is also available.





**BEEHCROFT ROAD
WANDSWORTH SW17**
APPROXIMATE INTERNAL FLOOR AREA
1352 SQ.FT. / 125.6 SQ.M.
PLUS EAVES STORAGE 162 SQ.FT. / 15.0 SQ.M.



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.

Knight Frank
Wandsworth & Clapham
26 Bellevue Road
London SW17 7EB

We would be delighted to tell you more
Jack Gravestock
020 3667 6751
jack.gravestock@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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 September 2023.

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