



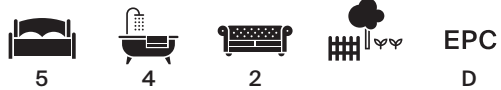
Sarsfeld Road, Wandsworth SW12



Sarsfeld Road, Wandsworth SW12

To the front of the house is a cosy, separate sitting room with bay window and working fireplace. There is an additional living area, flowing into a bright kitchen/diner. The large, glass sliding doors open up onto a south-facing garden. There is a large shed accessible via shared side access from the front of the house.

On the first floor is the main bedroom with an en-suite shower room. There are two further double bedrooms and a family bathroom. On the second floor is a double bedroom with en-suite bathroom and another room with an en-suite shower room, built-in cupboards and a Juliet balcony.



Guide price: £1,795,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G





Sarsfeld Road, SW12

Approximate Gross Internal Floor Area 206.15 sq m / 2219 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.



Knight Frank
Wandsworth
26 Bellevue Road
London SW17 7EB

We would be delighted to tell you more

Natasha Edney
020 8682 7772

knightfrank.co.uk

natasha.edney@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated November 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.