

Winkworth

Geraldine Road, London, SW18 2NL





A bright and spacious four bedroom end of terrace house with a south west facing garden and garage in the heart of Wandsworth.

This four bedroom house (1,893 sq. ft.) is presented in very good condition throughout. On the ground floor is a generous double reception room with feature fireplace. Towards the rear is an eat-in kitchen opening onto a sunny south west facing patio garden in which is a standalone garage providing off-street parking and/or plenty of storage. There is also a utility space in the cellar.

The master bedroom is situated on the first floor and benefits from a walk-through wardrobe into a grand en-suite bathroom with rolltop bath, walk-in shower and double sinks. There is also a second double bedroom and family bathroom. On the top floor there are two further double bedrooms and a third bathroom. One bedroom has access to a generous amount of eaves storage.

Geraldine Road is a popular and quiet location and is within a short walk of Wandsworth Town mainline station.

- Period Family Home
- End of Terrace
- Four Bedrooms
- Three Bathrooms
- Potential to Extend (STPP)
- 1,893 sq ft
- South West Facing Garden
- Garage
- Chain Free

# Geraldine Road, London, SW18 2NL



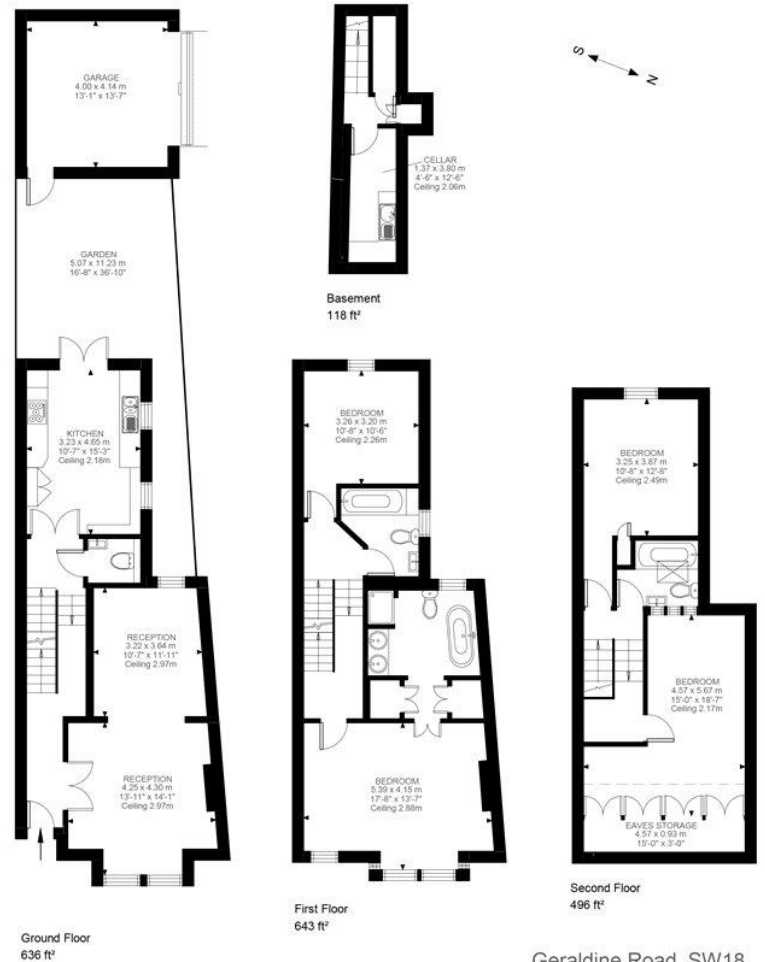
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(56-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Freehold

Internal area  
 Approximate gross internal area:  
**Total 2,117 sq ft/ 196.67 sq m**



# Geraldine Road, London, SW18 2NL



Geraldine Road, SW18  
 Approximate Gross Internal Area  
 175.86 SQ.M / 1893 SQ.FT  
 (EXCLUDING GARAGE & EAVES)  
 GARAGE & EAVES 20.81 SQ.M / 224 SQ.FT  
 INCLUSIVE TOTAL AREA 196.67 SQ.M / 2117 SQ.FT

KEY: CH = Ceiling Height  
 [Restricted Head Height]

Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.



Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

Southfields Office 241 Wimbledon Park Road, SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk  
[winkworth.co.uk](http://winkworth.co.uk)

W621 Ravensworth 01670 713330