

GRANARD ROAD, WANDSWORTH COMMON, SW12
GUIDE PRICE: £550,000 - £600,000



WILFORDS
LONDON

186 Northcote Rd,
London SW11 6RE
020 7361 0410

info@wilfords.com

www.wilfords.com



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574 SQ FT / 53 SQ M
2 BEDROOMS | 1 BATHROOM | 1 RECEPTION | LEASEHOLD

Located on a quiet, tree-lined residential street immediately adjacent to Wandsworth Common, this delightful two-bedroom ground floor garden flat offers well-balanced accommodation across 574 sq ft, ideal for first-time buyers, young professionals, investors or downsizers.

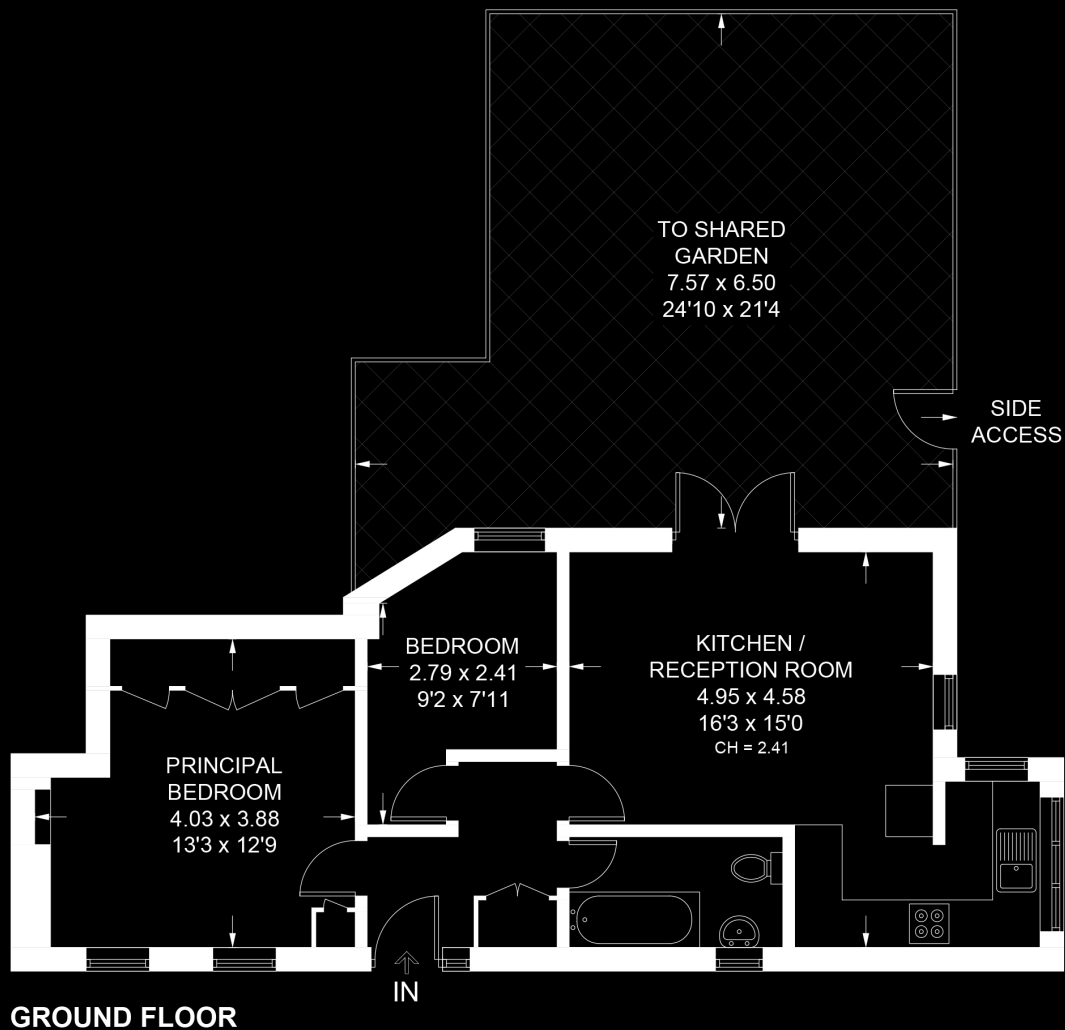
The property features a bright open-plan kitchen and reception room, perfect for modern living, with space to dine, relax, and entertain. The reception room opens onto the courtyard garden, providing both convenience, a lovely outdoor retreat and a great opportunity for alfresco dining. A principal double bedroom with ample built-in storage, a second bedroom and a contemporary bathroom. The flat benefits from side access via the shared garden.

Tucked away on Granard Road, the home enjoys close proximity to the green open spaces of Wandsworth Common, as well as the excellent shops, cafés, and amenities of both Bellevue Road and Northcote Road. Superb transport links are nearby, with Balham (Northern Line) and Wandsworth Common (National Rail) just a short stroll away, making Victoria station accessible within 20 minutes. It is also ideal for those who live in the country whilst working in the city and need a convenient London Pied-à-terre, offering easy access to central London.

**SCAN TO VIEW
THIS PROPERTY**



Approximate Area = 53.3 sq m / 573.7 sq ft



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Floor plan for identification purposes only - not to scale.

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