



## Gorst Road Wandsworth Common SW11

FOR SALE

This wide, semi-detached, three-storey, Victorian house, built in 1883, with handsome frontage and wide garden, is a superb and substantial family house in waiting (subject to obtaining permission to convert back to a single dwelling for which there is recent precedent locally). Currently arranged as two flats being sold together, each with a half share of the freehold, it offers huge potential and an exciting opportunity to extend, design and finish to one's own tastes. Situated on a premier road Between the Commons; a highly sought-after, exclusive and wonderfully quiet street just off Wandsworth Common, a quarter mile from the mainline train station and close to both Bellevue and Northcote Roads.

GORST ROAD  
LONDON SW11

FLAT A, GFF AND CELLAR = 880 SQ.FT / 81.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XX = 218 SQ.FT. / 20.3 SQ.M. (LOW LEVEL CELLAR STORAGE)

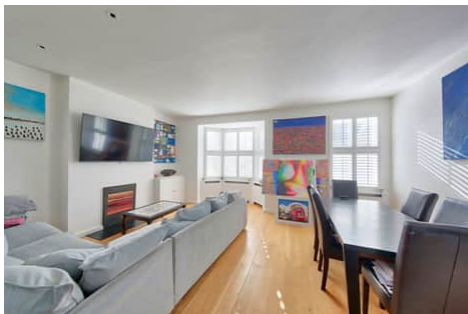
FLAT B, FIRST AND SECOND FLOOR FLAT = 1380 SQ.FT / 128.2 SQ.M.

COMMUNAL AREA = 91 SQ.FT / 8.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2569 SQ.FT. / 238.6 SQ.M.

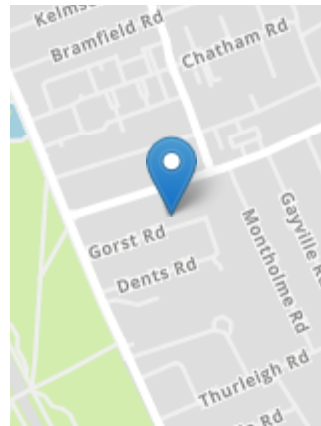


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**PROPERTY FEATURES**

- Garden
- Large Cellar
- Semi-Detached
- Arranged as 2 Flats
- Planning for Extension
- 2 Kitchen/Breakfast Rooms
- 5 Bedrooms
- 2 Reception Rooms
- 3 Bath/Shower Rooms + WC
- 2351 SQ.FT / 218.3 SQ.M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		59	76

England, Scotland & Wales  
E3 Desk 2020/02

**VIEWING BY APPOINTMENT ONLY**

The particulars do not constitute part of an offer or contract: the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact: nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey