



**The Residences, Wandsworth Common, SW17 0FD**

**£1,995,000 Freehold**

# Introducing The Residences...

The Residences are spacious four & five bedroom semi-detached homes spread across four generous floors, typically offering around 2,000 to 2,300 sq ft of thoughtfully designed living space. Featuring modern architecture with large windows and clean lines, these homes are filled with natural light.

Designed for flexible family living, the open-plan kitchens and living areas provide ample space for entertaining, relaxing, and working from home. Upstairs, well-sized bedrooms include a principal suite often occupying a full floor, ensuring privacy and comfort for the whole family.

Finished to a high standard, the interiors showcase sleek kitchens, luxurious bathrooms, and premium fixtures and fittings throughout. Many Residences also include private gardens and EV-ready off-street parking, blending practicality with style.

Set in a peaceful, green neighborhood with excellent transport links, these homes offer a rare opportunity to enjoy spacious, modern family living in a highly sought-after location.



## Welcome to Wandsworth Common...

Tucked between Wandsworth Common, Tooting Bec, and Earlsfield, this location offers a unique blend of village charm and city convenience. Whether you're heading into central London for work or enjoying a weekend stroll through the park, everything is close at hand. Earlsfield, Wandsworth Common, and Tooting Bec stations are all within a 15–19 minute walk, giving you fast links across London — with over 30% of jobs in the city reachable in under 30 minutes.

The area is surrounded by green spaces, with Wandsworth and Clapham Commons nearby, and the new 32-acre Springfield Park right on the doorstep. Designed for the community, the park features landscaped gardens, walking trails, a café, and dedicated play areas — with 97% of homes here just moments from open green space.

Add to that a strong local school network, independent cafés and shops in Bellevue Village, and Wandsworth's famously low council tax, and it's easy to see why this neighbourhood is such a popular choice for families and professionals alike



## The Residences





Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales EU Directive 2002/91/EC     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales EU Directive 2002/91/EC                         |           |