



## St. Michael's Road, London, SW9

£1,795,000 Freehold

A stunning early Victorian terraced house arranged over four floors in the heart of the Stockwell Park Conservation Area. EPC Rating C.

## LOCATION

St. Michaels Road is located in the beautiful Stockwell Park Conservation Area, just off Stockwell Road. A great location to local transport links offering you easy access into the City and West End.

## DESCRIPTION

Entering the property, you are greeted by wonderful ceiling height, lovely wooden flooring, and delightful period features including cornicing. You will find the stunning double reception room to your left, again with original features such as two charming fireplaces and intricate cornicing. Light floods through courtesy of large windows at either end of the space.

To the rear of your ground floor, there is a further sitting room or office space with access to the garden.

Heading up to the first floor, which is occupied by two bedrooms. One of them being the main bedroom with ensuite bathroom. A beautiful room with an abundance of space and built in storage. The impressive ensuite is well equipped with a double sink with an illuminating vanity mirror, large bath with overhead shower, heated towel rack, underfloor heating and a W.C. The second bedroom has a charming view onto the garden and benefits from built-in storage and plenty of space for a double bed.

Continuing to the top of the house. The second floor comprises three bedrooms and an impeccable family bathroom that is tiled throughout. Equipped with a walk-in shower, W.C., sink with vanity mirror, heated towel rack and underfloor heating. Two of the bedrooms are great sizes suitable for double beds and are benefitted with built in storage. The third bedroom is a flexible space that could be used as a guest room or a nursery.

Making your way to the lower ground floor, you enter the spacious kitchen that feels warm and homely, the incredible Aga catches your eye first.

The kitchen is well equipped and has great storage options throughout. To the rear of the house is the utility room, which again provides access to the garden. The dining room is towards the front of the house is the perfect place to enjoy a meal with the family. At the front of the house, there is a large storage area which sits under the main steps to the house as well as a storage in the old coal store.

The garden is nearly 80ft long with a portion patioed, great for alfresco dining. The rest of the garden stretches beyond and is well maintained. Lastly there is a shed for further storage.

Lastly, there are solar panels on the roof which help to heat the hot water.

## LOCAL AUTHORITY

Lambeth, London  
Council tax band F

## TENURE

Freehold

## DIRECTIONS

Stockwell Underground Station (Northern & Victoria Line) is just a 5-minute walk away. Brixton Overground and Underground Stations are just 0.7 miles away. The area also benefits from frequent bus service to the city and central London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# ST MICHAELS ROAD SW9 5 BEDROOM HOUSE

Approximate gross floor area  
**2382 SQ.FT. / 221.3 SQ.M.**  
 Plus eaves storage 71 sq.ft. / 6.6 sq.m.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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