

Stockwell Park Road, SW9

4 4 3

£1,999,950 *Freehold*

A charming four-bedroom Georgian house on Stockwell Park Road, within the peaceful Stockwell Park Conservation Area, this double fronted, detached house with large and beautiful West-facing garden spans almost 2800 SQ/FT with off street parking. EPC rating D.

KEY FEATURES

- Extensive West-facing rear garden
- Directly overlooking Slade Gardens to the front
- Beautiful family home set over four floors
- Great public transport links at Stockwell
- 2761 SQ/FT





Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Enter the house on the raised ground floor and immediately you are presented with two generous double reception rooms either side of the entrance hall. The left reception offers pleasant, pretty views over Stockwell Park Road and Slade Gardens to the front, while the rear provides longing views over the incredible rear 94'' foot garden via French doors opening onto a Juliette balcony.

A further double reception sits to the right with a family room located at the very rear offering equally pretty views over the rear garden. The house retains many of its period features with ornate fireplaces, picture rails, and large windows. A guest W.C. features off the entrance hall, which also has plumbing for a shower room if needed.

The double aspect family kitchen/breakfast room is found on the lower ground floor as is the dining room, both of which offer direct access via French doors to the garden. There is also a utility room and a vaulted storage/boot room, another W.C. and guest bedroom with modern shower room suite attached.

On the first floor, the main bedroom sits to the left. The bedroom is sizeable and flows nicely into a generous ensuite bathroom with walk in shower, sink and W.C. and plenty of bespoke built in storage. To the right sits two equally sized double bedrooms, and a wonderful family bathroom featuring separate bath and shower, sink and W.C.

On the second floor, there is a useful loft room which benefits from an abundance of further eave storage.

The rear garden is particularly impressive, measuring 94'' foot, and features a separate summer house/studio at the bottom of the garden with kitchenette, power and lighting. The garden benefits from a patio terrace, perfect for al-fresco dining during the warmer months of the year and faces due West, which captures the sun nearly all day.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: G
EPC rating: D

PARKING
Off-street parking space at the front of the house and residents parking permit through Lambeth Council available.

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – mains connected
Sewerage – mains connected
Broadband – Ultrafast broadband

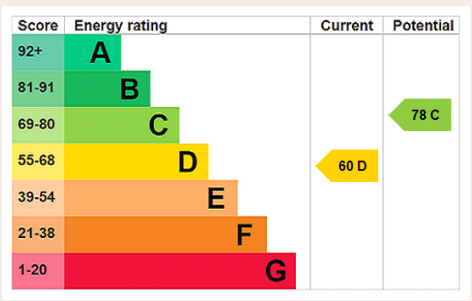
LOCATION

Stockwell Park Road is just off Clapham Road near Stockwell Underground Station. The local area is served well with a wide selection of bars, cafés, restaurants, independent shops and supermarkets. Transport links are excellent and there are plenty of green spaces, including Slade Gardens just across the road from the house.

DIRECTIONS

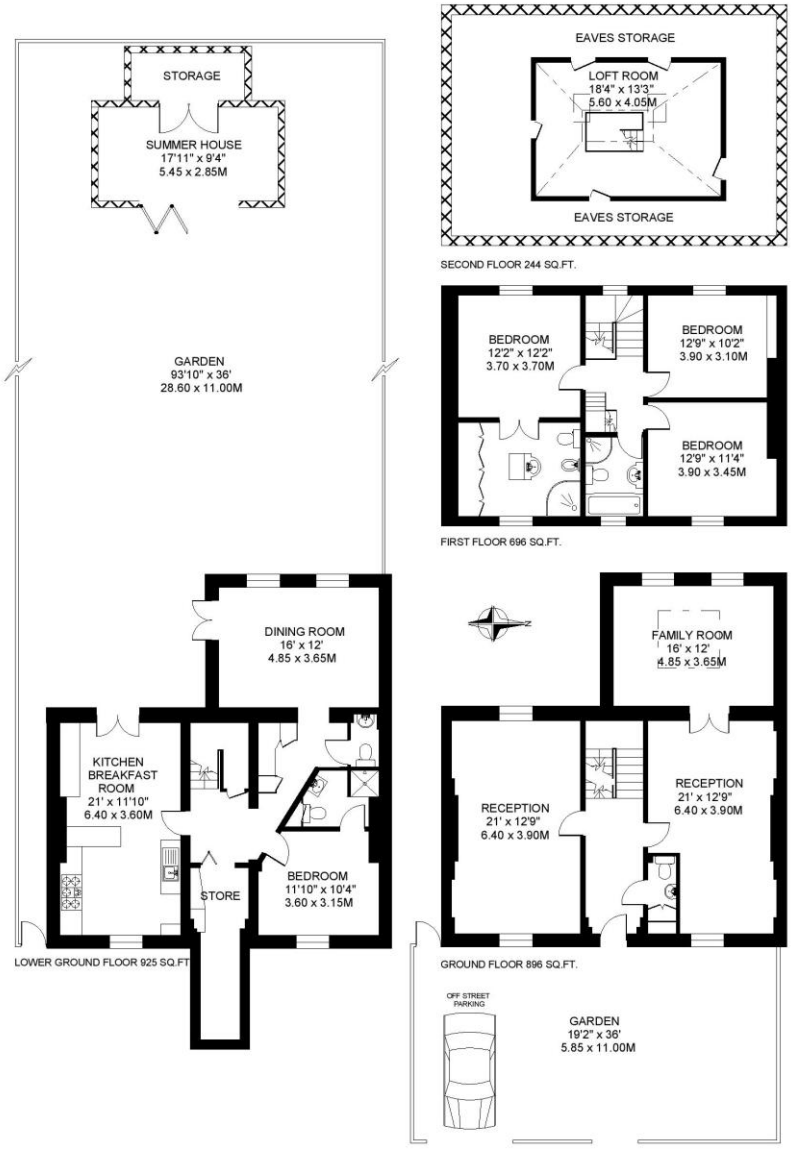
Stockwell Underground Station (Victoria and Northern Lines) is only 0.4 miles away (approximately 7 minutes' walk). The area is well served by frequent bus services into Central London and the West End.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



STOCKWELL PARK ROAD SW9
4 BEDROOM HOUSE

Approximate gross floor area
2761 SQ.FT / 256.5 SQ.M.
Plus Eaves storage and summer house 662 sq.ft. / 61.5 sq.m.
Total area shown on plan
3423 sq.ft. / 318 sq.m.



Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington
020 7587 0600 | kennington@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.