



Fentiman Road, London, SW8

£1,975,000 *Freehold*

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A fantastic opportunity to acquire a spacious and substantial four-bedroom early Victorian family home, complete with a beautifully maintained garden with summer house. The house is located on Oval's most prestigious road in the St. Mark's Conservation Area and is presented in excellent condition. EPC rating C

KEY FEATURES

- Private 44-foot garden with summer house
- Next to Oval & Vauxhall for shops, restaurants and parks
- Very well-presented & light throughout
- Fantastic public transport links
- 2678 SQ/FT



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DESCRIPTION

Approached via a grand set of steps, the raised ground floor opens into a spacious and elegant entrance hall with walled panelling and chandeliers. To the left lies a generously sized double reception room, offering flexibility to use the space as one expansive living area or two distinct rooms. Hardwood flooring, original shutters and large sash windows all feature as well as fireplace and beautiful bespoke joinery throughout. At the rear sits a fantastic guest W.C. and flexible fourth bedroom or ideal study enjoying direct views over the rear garden.

The lower ground floor features a stylish open-plan kitchen and dining area, perfect for both everyday living and entertaining. The bespoke kitchen, designed and fitted to a high standard, offers ample worktop space, integrated appliances, and abundant storage options. A range cooker, central island and wine fridge all feature with stone flooring throughout.

Behind sits a wonderful snug with fireplace and plenty of built in joinery, providing excellent storage and ample space for multiple sofas and coffee table.

Travelling through to the very rear and you enter the dining room

with large glass doors opening directly onto a beautifully landscaped garden, flooded with natural light thanks to the large central skylight. The garden features a wonderful summer house at the very rear of the garden, astroturf in the centre and patio area nearest the house, perfect for entertaining during the warmer months of the year. Rear access is also granted from the lane behind.

The principal bedroom suite occupies the entirety of the first floor and spans the full width of the house at the front and is bathed in natural light from two large sash windows. It features high ceilings and original shutters. Behind sits a luxurious bathroom with a walk-in rainfall shower, separate bath, heated towel rail, basin and W.C. and is separated by a dressing room with bespoke fitted storage.

The second-floor hosts two further double bedrooms and a family bathroom. The larger front facing bedroom again spans the width of the building, while the rear bedroom offers pretty views over the garden. Further storage is available in the hallway. The family bathroom, accessed from the hallway, is complete with a bath with overhead shower, W.C, sink, and a large wall mirror.

A car has been removed from outside the front of the house on the main external using AI.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: G

EPC rating: C

PARKING

On-street parking permit through Lambeth Council

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Ultrafast broadband

LOCATION

Ideally situated on Fentiman Road—one of Oval's most sought-after addresses—this elegant period home lies within the St. Mark's Conservation Area. Positioned between Clapham Road and South Lambeth Road, it enjoys easy access to local supermarkets, shops, pubs, and a wealth of other amenities, all of which are just a short walk away.

DIRECTIONS

Oval Underground Station (Northern Line) is approximately 0.4 miles (8 mins walk) away and Vauxhall Station (National Rail & Victoria Line) is approximately 0.5 miles (10 mins walk) away. There are plenty of bus routes available at Vauxhall Station.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FENTIMAN ROAD SW8 4 BEDROOM HOUSE

Approximate gross floor area
2183 SQ.FT / 202.8 SQ.M.
PLUS LOFT / SUMMER HOUSE 495 SQ.FT. / 46 SQ.M.
TOTAL AREA SHOWN ON PLAN
2678 SQ.FT. / 248.8 SQ.M.



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