



Stockwell Park Road, SW9

£2,125,000 *Freehold*

A charming four-bedroom semi-detached Victorian family home on Stockwell Park Road in the heart of the Stockwell Park Conservation Area presented in excellent condition. The house benefits from elegant front and rear gardens designed by George Carter and spans almost 2300 SQ/FT. EPC rating E



#### KEY FEATURES

- Extensive West-facing rear garden
- Directly overlooking Slade Gardens
- Beautiful family home set over four floors
- Great public transport links at Stockwell
- 2264 SQ/FT



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## DESCRIPTION

You enter the house at raised ground floor level into an elegant, tiled hallway, immediately setting the tone for the generous proportions throughout. Two well-sized reception rooms flank the hallway: the front reception enjoys attractive views over Stockwell Park Road and Slade Gardens, while the rear reception overlooks the exceptional 94-foot west-facing garden. The property retains a wealth of period features, including original cast-iron fireplaces, picture rails, cornicing and sliding shutters. The reception rooms are separated by double doors, offering excellent flexibility of use, and parquet flooring runs throughout. A guest W.C. is conveniently located to the rear.

The lower ground floor comprises a spacious family kitchen/breakfast room, utility room and a vaulted storage/boot room. The kitchen/breakfast room is a superb entertaining space, benefiting from a dual aspect to both the garden and the street. From here, there is side access to the house, providing direct access to the garden.

On the first floor, the principal bedroom suite is positioned at the front of the house, overlooking Slade Gardens. The bedroom is generously proportioned and offers ample built-in storage. Adjacent is a beautifully appointed en suite bathroom featuring wall panelling, a walk-in shower, a separate roll-top bath, heated towel rail, basin and W.C. To the rear is the second bedroom, tastefully decorated and retaining its original Victorian cast-iron fireplace.

The second floor provides two further generous double bedrooms, both with built-in storage and fireplaces, along with a family bathroom. The bathroom is fitted with a walk-in shower, vanity unit, heated towel rail and W.C.

The rear garden is a particular highlight, extending to approximately 94 feet and beautifully landscaped with box hedging enclosing well-stocked flower beds filled with mature plants and shrubs. A patio terrace provides an ideal space for al fresco dining during the warmer months. Facing due west, the garden enjoys sunlight for much of the day.





## MATERIAL INFO

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

## PARKING

Residents parking permit through Lambeth Council

## UTILITIES

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

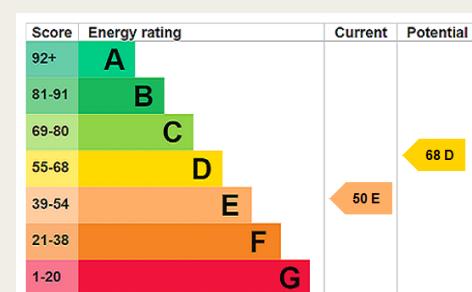
## LOCATION

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 plentiful green spaces, including Slade Gardens just across the road from the property.

## DIRECTIONS

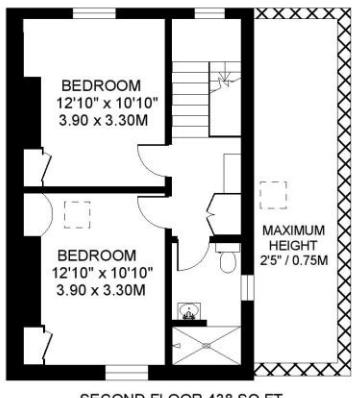
Stockwell Underground Station (Victoria and Northern Lines) is only 0.4 miles away (approximately 7 minutes' walk). Also, the area is well served by frequent bus services into Central London and the West End.

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.

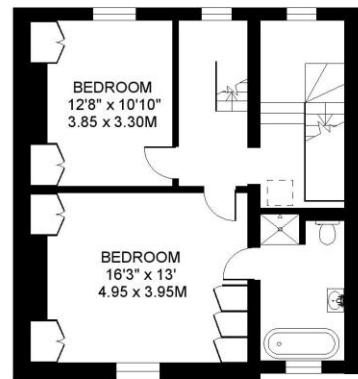
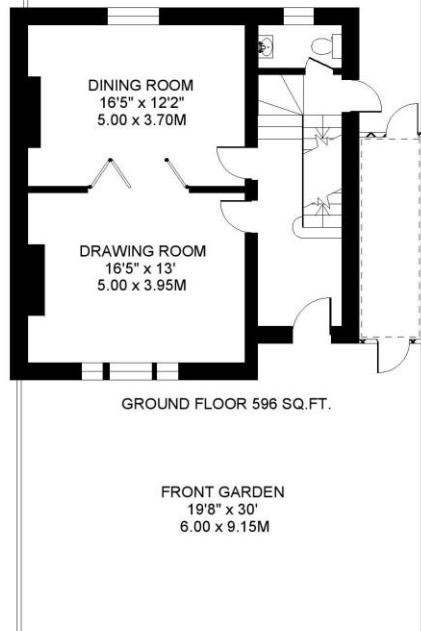
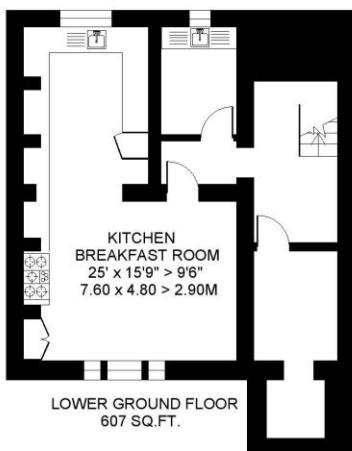
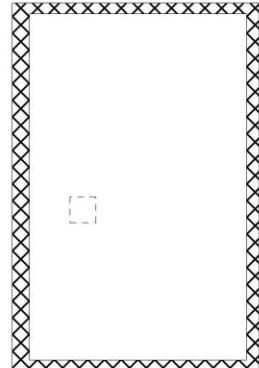


STOCKWELL PARK ROAD. SW9  
4 BEDROOM HOUSE

Approximate gross floor area  
2264 SQ.FT / 210.3 SQ.M.  
PLUS 678 SQ.FT. / 63.0 SQ.M.



GARDEN  
94'2" x 30'  
28.70 x 9.15M



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Floorplan produced for Winkworth 07801 228850

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