



Stockwell Park Road, SW9

£2,125,000 *Freehold*

4  3  2 

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, corning 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

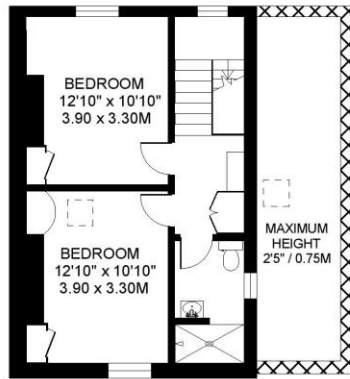
Stockwell Underground Station (Victoria and Northern Lines) is only 0.4 miles away (approximately 7 minutes' walk). Also, the area is well served by frequent bus services into Central London and the West End.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

STOCKWELL PARK ROAD. SW9
4 BEDROOM HOUSE

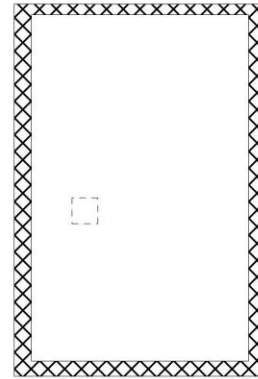
Approximate gross floor area
2264 SQ.FT / 210.3 SQ.M.
PLUS 678 SQ.FT. / 63.0 SQ.M.



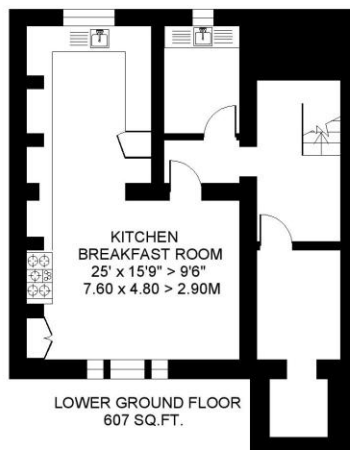
SECOND FLOOR 438 SQ.FT.



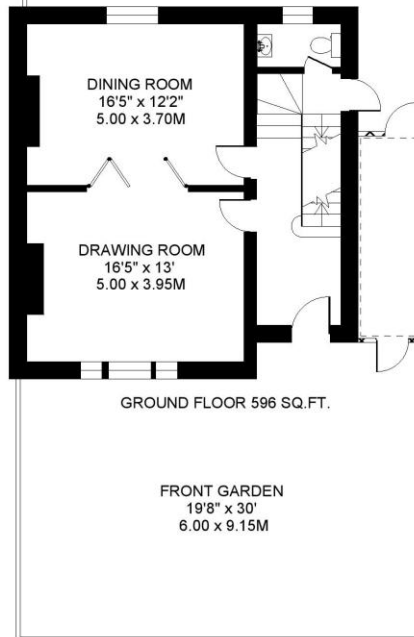
GARDEN
94'2" x 30'
28.70 x 9.15M



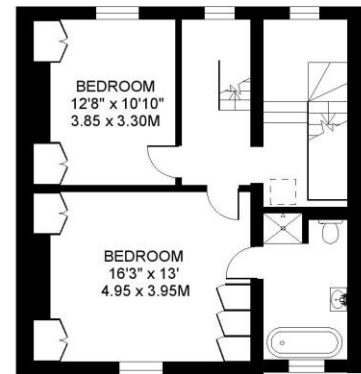
THIRD FLOOR



LOWER GROUND FLOOR
607 SQ.FT.



GROUND FLOOR 596 SQ.FT.



FIRST FLOOR 623 SQ.FT.

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