

## Stockwell Park Crescent, London, SW9

£2,750,000 Freehold

An exceptional semi-detached Grade II Listed Georgian family house, set over four floors, on this prestigious crescent situated in the heart of the Stockwell Park Conservation. This beautiful house has a spectacular rear south-west facing garden, beautiful interiors, and plenty of natural light spanning over 2800 SQ/FT. EPC rating D

## LOCATION

Stockwell Park Crescent is only moments away from the much-loved Slade Gardens and is in the centre of the Stockwell Park Conservation Area. Brixton Village nearby, offers a vast range of restaurants, bars and supermarkets only a short walk away.

## DESCRIPTION

Enter the house on the raised ground floor and immediately you are presented with an elegant entrance hall with views directly through to the garden. On the right, you will find the expansive and bright drawing room offering pleasant and pretty views over Stockwell Park Crescent. At the rear the windows looks onto the stunning rear garden. The drawing room features wooden floorboards, cornicing, built-in bookshelves, beautiful floor to ceiling sash windows with original shutters, working fireplace and French doors to the rear balcony overlooking the garden.

The family kitchen/ breakfast room is just off the drawing room and offers a well-designed modern stainless-steel kitchen with plenty of storage. Adjoined is the dining area able to accommodate a large family dining table and chairs with French doors allowing for plenty of natural light, perfect for cooking and hosting.

Upstairs on the first floor, you will find the master bedroom, walk-in wardrobe, and ensuite bathroom. The bedroom is at the front and is both spacious and light thanks to two timber framed sash windows. Behind sits the bathroom with two walk-in closets, free-standing bath, dual-sinks, and separate walk-in shower room and W.C. Access to a further smaller terrace can be found from the bathroom.

On the second floor, there are three further bedrooms and family bathroom. The front facing double bedroom provides plenty of space to accommodate a double bed with more than enough built in storage and a bookshelf that runs along one side of the bedroom. The second double bedroom behind again is well sized and offers built in storage. The third smaller bedroom is currently being used as a study but could otherwise be a brilliant children's bedroom. The family bathroom features a bath with overhead shower, shelves for storage, sink and W.C.

The lower ground floor has been dug out by the previous owners that has increased the height and made for a brighter overall floor. There is a utility room at the front in the vault of the house and there is a modern shower room with a W.C. The shower room also provides access from the house to the garage and wine cellar. There are two sizeable receptions separate by a fantastic set of bookshelves, perfect for storage. One of the receptions could feasibly be made into a further bedroom with the benefit of having the shower room next door and the rear reception has the advantage of direct access to the rear garden.

Access to the rear garden is granted from both the raised and lower ground floors. The garden been wonderfully landscaped with the inclusion of mature garden beds and silver birches. Nearest the house, you will find a paved patio area perfect for outside entertaining. The garage provides fantastic storage, accessed from both the front and back of the house, and off-street parking is available at the front of the house.

## PARKING

Off street parking

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Fibre to the Cabinet Broadband

## LOCAL AUTHORITY

Lambeth

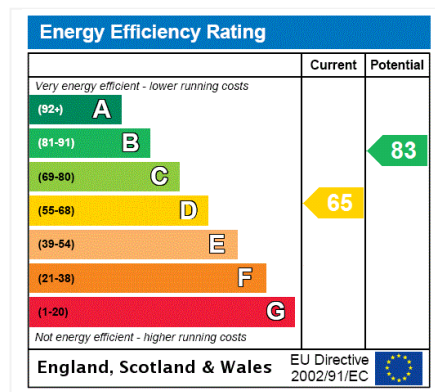
Council Tax Band H

## TENURE

Freehold

## DIRECTIONS

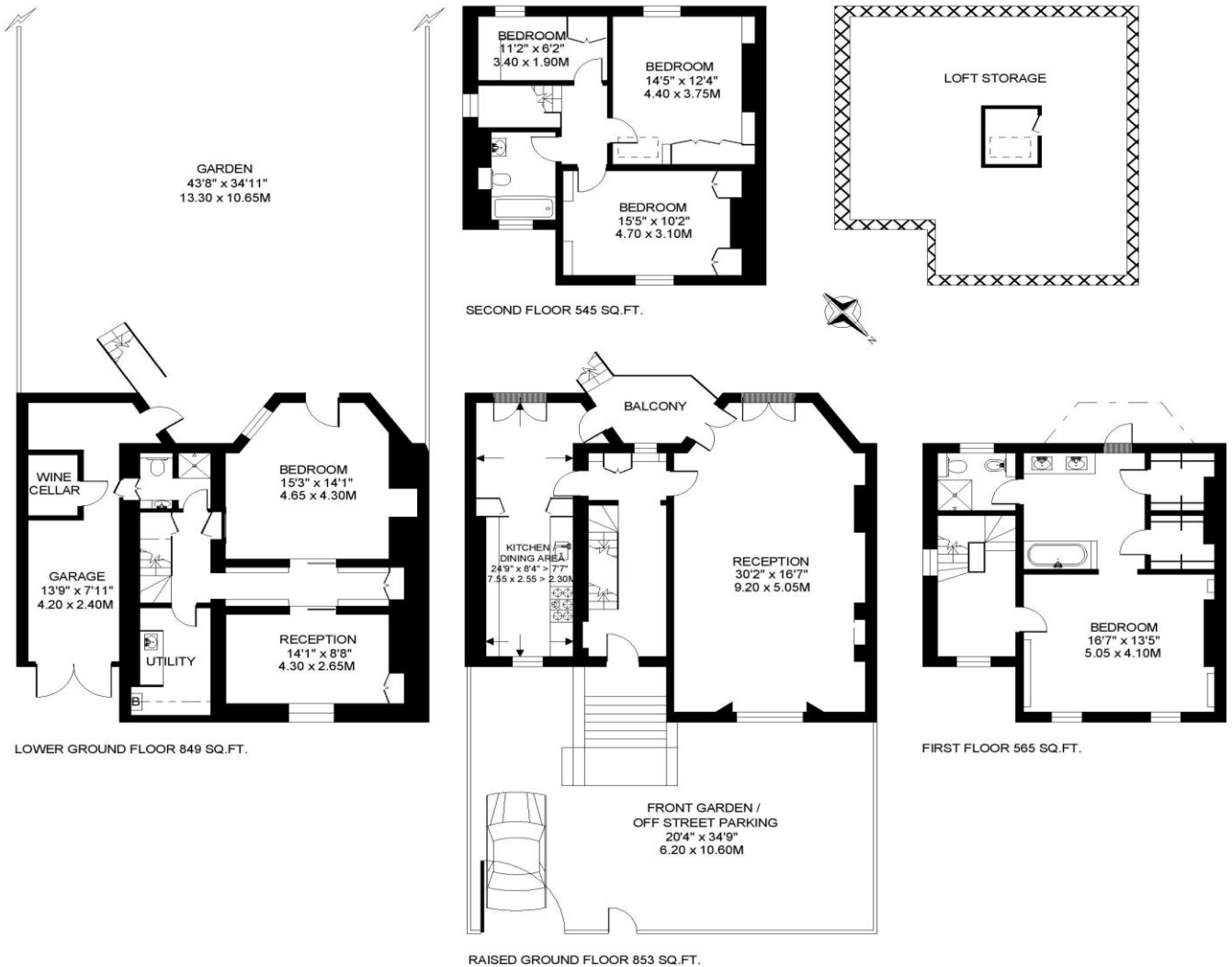
Stockwell Underground Station (Northern & Victoria Line) is just 0.4 miles away (approximately 10-minutes' walk), whereas Brixton Overground & Underground Stations are just 0.7 miles away. The area also benefits from a frequent bus service to the City and West End.





STOCKWELL PARK CRESCENT. SW9  
5 / 6 BEDROOM HOUSE

Approximate gross floor area  
2812 SQ.FT / 261.2 SQ.M.  
Plus loft storage 532 sq.ft. / 49.4 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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