



Engadine Street, SW18

£1,275,000 *Freehold*



#### KEY FEATURES

- Four Bedrooms
- Two Bathrooms
- Double Reception Room
- Period House
- Private garden



**Southfields**

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#### DESCRIPTION

This bright and beautifully presented period property is situated on the ever-popular Southfields Grid and is offered to the market with no onward chain.

The house offers a spacious double reception room to the front, featuring fitted cabinets and shelving, a character fireplace, and plantation shutters. To the rear is a generous kitchen with ample cupboard space and a useful utility cupboard. Leading off the kitchen is the impressive 44 ft rear garden with mature trees and shrubs, providing an excellent space for outdoor entertaining. There is also scope to extend the ground floor, subject to the usual planning permissions.

The first floor comprises three bedrooms, including the principal bedroom with wall-to-wall built-in wardrobes, a generous double bedroom, and a further well-proportioned bedroom. These are served by a family bathroom. The top floor offers a large double bedroom alongside a modern bathroom with a walk-in shower.

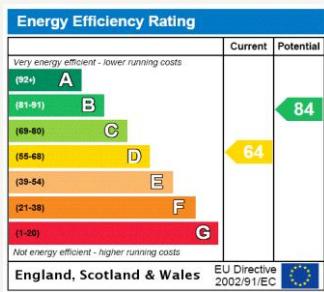
Engadine Street is a quiet, tree-lined road located approximately 0.5 miles from Southfields Station (District Line). The shops, cafés, and restaurants of Southfields, along with the open green spaces of Wimbledon Park, are all close at hand.

## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** E

**EPC rating:** D



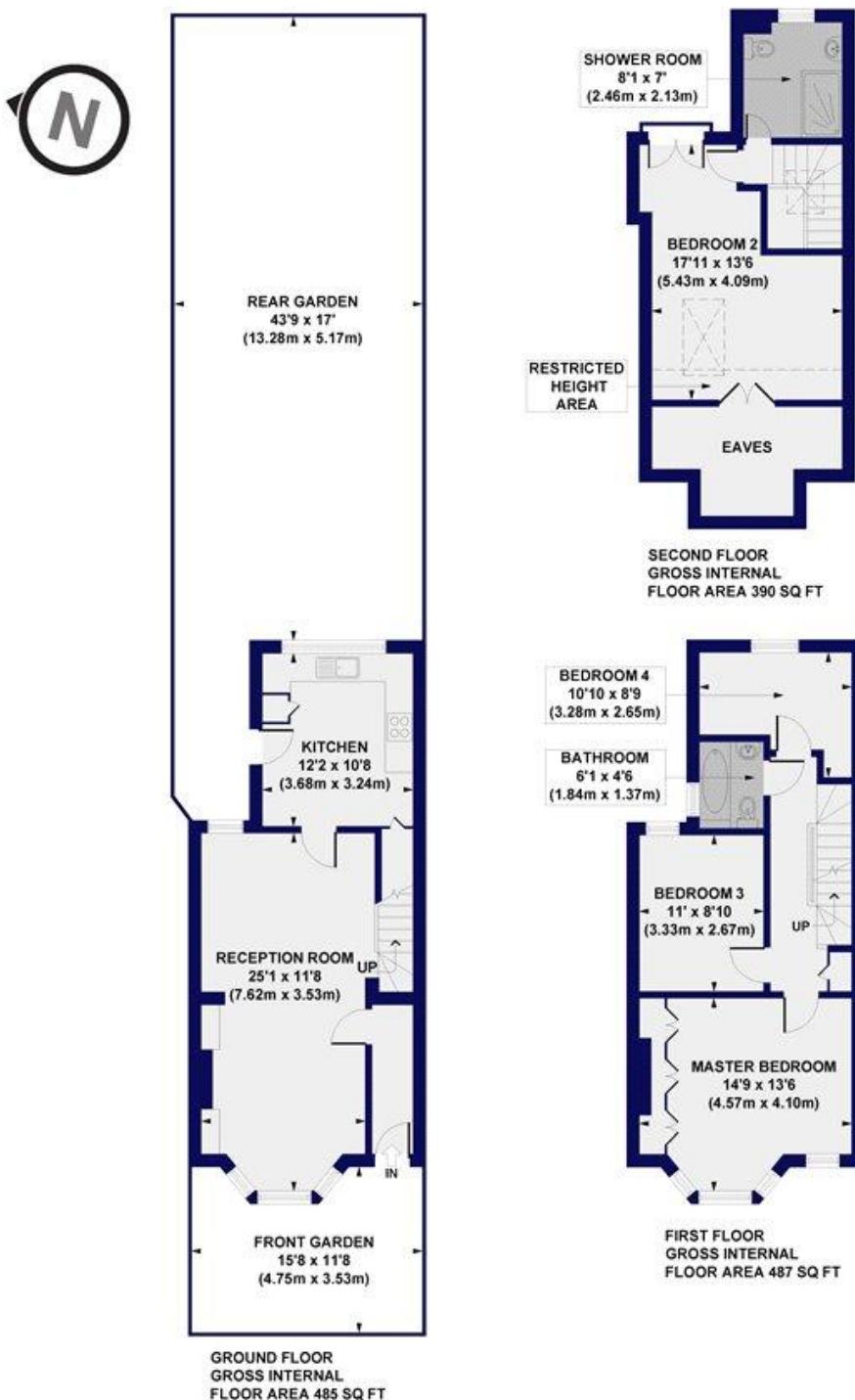
<https://www.winkworth.co.uk/sale/property/SOU260046>

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.



## Engadine Street, SW18

Approx. Gross Internal Floor Area 1362 sq. ft / 126.54 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1247 sq. ft / 115.85 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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