



## Stockwell Park Road, London, SW9

£1,795,000 Freehold

Winkworth are proud to present this fabulous five-bedroom semi-detached Georgian family home, with huge amounts of potential, right in the heart of the Stockwell Conservation Area. EPC Rating D.

## LOCATION

Situated in the ever-popular Stockwell area, this property benefits from its proximity to an array of amenities. Stockwell Underground Station is within easy reach, providing excellent transport links to the city center and beyond, while a selection of shops, cafes, and restaurants can be found nearby, catering to every need and culinary desire.

## DESCRIPTION

Introducing a remarkable opportunity to transform this five-bedroom, two-bathroom, two-reception room, semi-detached Georgian family home located on the ever-desirable Stockwell Park Road. The property boasts immense potential, making it an ideal investment for those seeking to create their dream home.

Spread across four floors, this spacious residence offers a versatile layout that can be customised to suit individual preferences. The raised-ground floor comprises a huge double-reception room, providing ample space for both entertaining guests and enjoying quiet family evenings. These areas retain their original charm and at the back of the room are French doors, with a spiral staircase leading down to the garden.

The house features a well-sized kitchen on the lower-ground floor that can be reimagined to accommodate modern fixtures and appliances, catering to the culinary needs of the most discerning chefs. There is also an additional living space that could be used as a dining room or reception space, and an extremely useful utility room. From the kitchen are French doors leading out onto the garden.

On the raised ground floor is access to the side addition, currently set up as a bedroom, but offering many possibilities such as a home office or gym. There is also a guest W.C on this floor.

Four generously proportioned bedrooms await on the 1st and 2nd floors, offering an abundance of space for relaxation and personalisation. The master bedroom on the 1st floor benefits from an en-suite bathroom. Next to the master is an additional bedroom, with the potential to be either a dressing room or nursery. The 2nd floor has two more bedrooms and a bathroom. Each room presents an opportunity to craft a serene sanctuary. Both bathrooms, although requiring updating, provide essential facilities for the household's daily needs.

One of the property's standout features is the expansive west-facing garden, an oasis of quiet and beauty. Bathed in sunlight throughout the day, this generous outdoor space offers endless possibilities for gardening enthusiasts, play areas for children, or alfresco dining during warm summer months.

Convenience is further enhanced by the presence of off-street parking at the front of the house. This sought-after feature ensures that residents will always find a secure and convenient space for their vehicles, adding a layer of ease to busy urban living.

## DIRECTIONS

Stockwell Underground Station (Victoria and Northern Lines) is only 0.4 miles away (approximately 8 minutes' walk). Also, the area is well served by frequent bus services into Central London.

## LOCAL AUTHORITY

Lambeth, London  
Council Tax Band G

## TENURE

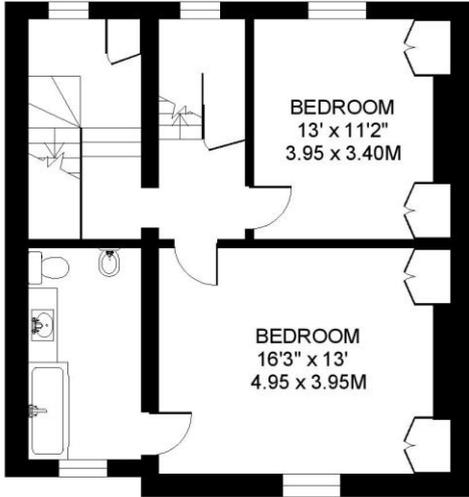
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

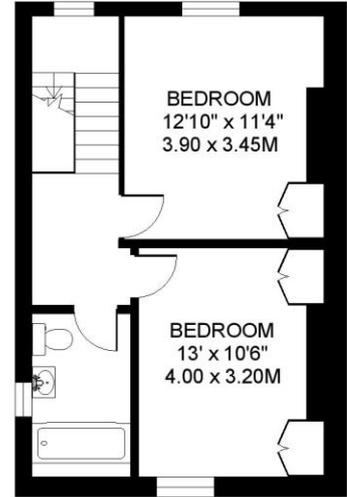


STOCKWELL PARK ROAD. SW9  
5 BEDROOM HOUSE

Approximate gross floor area  
2478 SQ.FT. / 230.2 SQ.M.

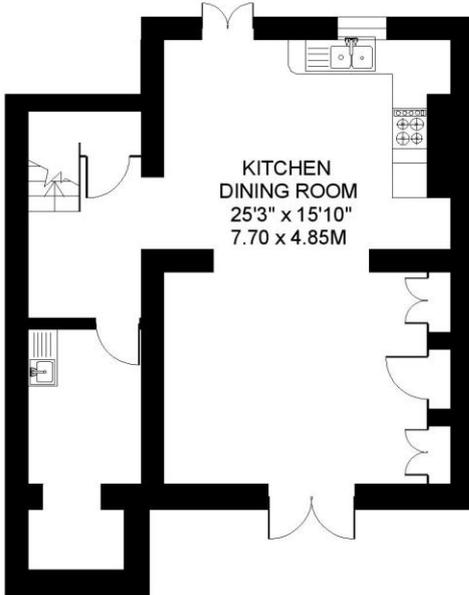


FIRST FLOOR 618 SQ.FT.

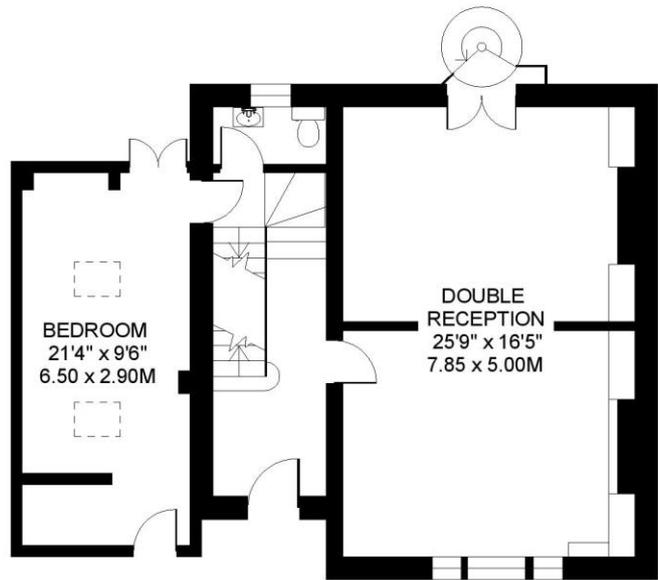


SECOND FLOOR 438 SQ.FT.

GARDEN  
83'6" x 29'8"  
25.45 x 9.05M



LOWER GROUND FLOOR 604 SQ.FT.



RAISED GROUND FLOOR 818 SQ.FT.

GROUNDS  
21' / 6.40M



*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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