

Stockwell Park Road, London, SW9

£2,100,000 Freehold

Winkworth are proud to present this stunning four-bedroom semi-detached Victorian family home finished to an exceptionally high standard, right in the heart of the Stockwell Conservation Area. EPC Rating D.

Winkworth

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for every step...

LOCATION

Stockwell Park Road can be found just off Clapham Road. A comprehensive selection of local amenities is close by, such as supermarkets, bars restaurants and eateries. Stockwell Tube is only a short walk away.

DESCRIPTION

Winkworth are proud to present this stunning four-bedroom semi-detached Victorian family home finished to an exceptionally high standard, right in the heart of the Stockwell Conservation Area

The property starts off with a charming front garden with paved steps leading up to the front door. As you enter you are greeted with a spacious hallway with high ceilings and beautiful wooden flooring throughout. To the right is the double reception space, again with high ceilings and wooden flooring, two beautiful fireplaces (one with log-burner), and wonderful through-light owing to a large sash window at the front, and French-doors at the rear leading to the roof terrace. The room enjoys more than enough space for two living areas, with multiple sofas and space for a desk, as well as built in shelving and storage on either side of both fireplaces.

The roof terrace at the rear of the house perfectly extends out from the reception space through French doors and is a fantastic size enjoying views out over the luscious garden below. The terrace captures any sunlight from midday onwards and so presents the perfect place for alfresco dining during the summer months. There is more than enough space for outdoor furniture.

Heading back into the house you will find a well-placed guest W.C. on the raised ground floor landing. Steps then lead downstairs to the lower-ground floor which has been completely opened up and comprises of the kitchen, dining space and additional living space. The kitchen itself is exquisitely finished with beautiful wooden cabinets, marble worktops, and a huge island unit. There is an abundance of storage and worktop space, as well as space for a double oven, an integrated dishwasher, wine fridge, and space for an American style fridge/freezer. The living space, situated towards the front of the property, has space for a large L-shaped sofa, and enjoys another fireplace with log-burner. The dining space, situated towards the rear of the property enjoys the full width of the property and accommodates a large dining table and chairs. Also located on the lower ground floor is a separate utility room comprising of a washing machine and dryer, and a separate sink. From the utility room is an additional entrance to the property.

The first floor comprises of two large bedrooms with the larger master at the front, but both being complimented with fitted storage and en-suite bathrooms finished to an excellent standard.

The second floor comprises of two further double bedrooms, both with plenty of space for a king-sized bed and free-standing storage. Intergrated, custom built children's bunk beds sleeping up to six currently occupy the space. There is also a separate family bathroom with a bath with overhead shower.

The garden is accessed from the lower-ground floor via beautiful glass sliding doors stretching the full width of the property. There is a built-in seating/dining area next to tiled steps leading up to the immaculate grass lawn. This space is perfect for outdoor entertaining, as well as any gardening enthusiasts.

The house also benefits from a side return from front to back which has been cleverly designed to act as garden storage. This can be accessed from either the front of the property or the garden, providing side access which can be extremely useful for items such as bikes, or removing any garden waste.

Lastly the house sits opposite the ever popular and much loved Slade Adventure Garden.

LOCAL AUTHORITY

Lambeth -Council Tax Band G

TENURE

Freehold

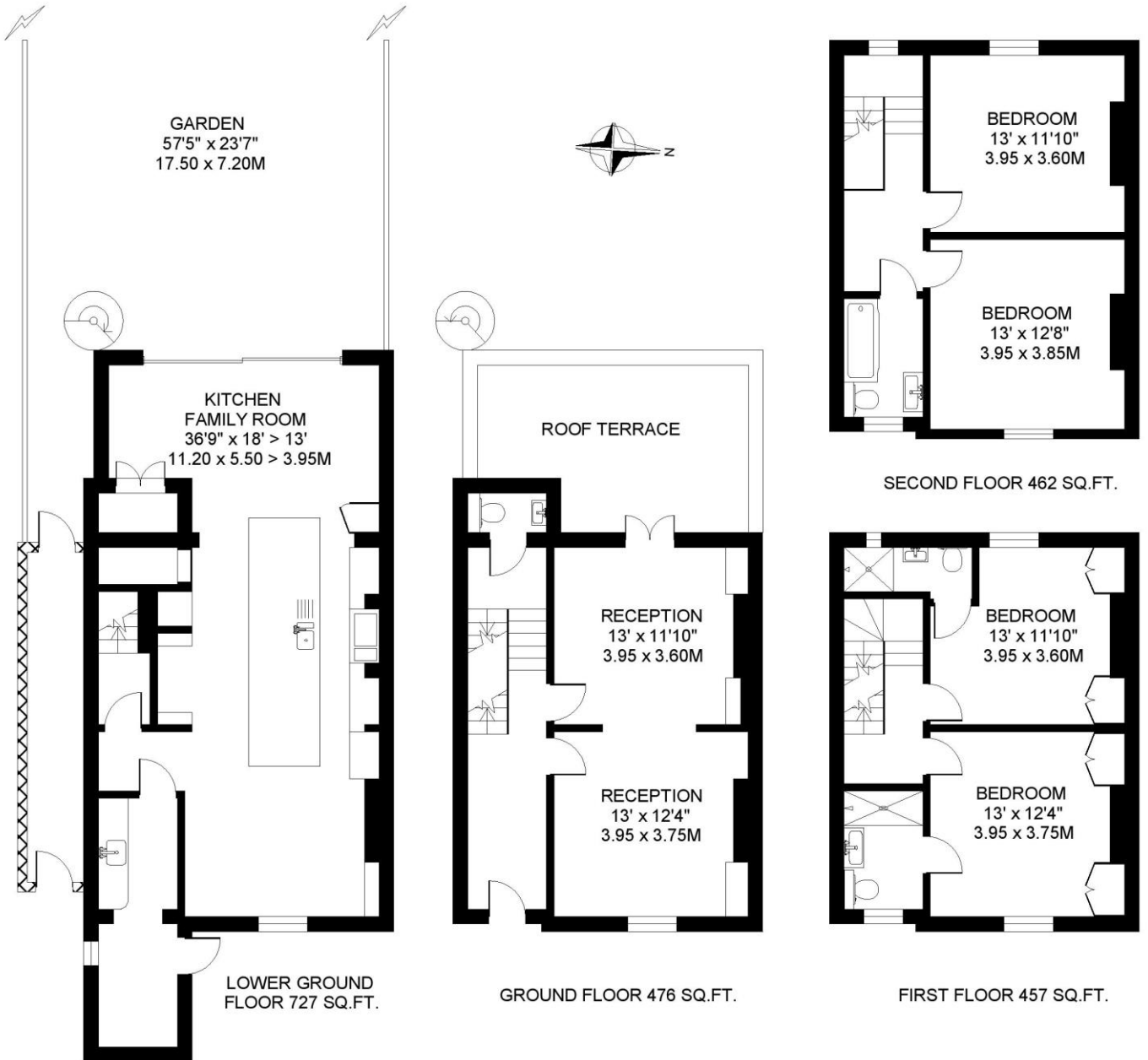
DIRECTIONS

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.



STOCKWELL PARK ROAD. SW9
4 BEDROOM HOUSE

Approximate gross floor area
2122 SQ.FT. / 197.1 SQ.M.
PLUS 83 SQ.FT. / 7.7 SQ.M.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	