

Winkworth

25 Sispara Gardens, London, SW18 1LG





This exceptional seven double bedroom family home, set on a highly south-after road and spanning 4070 sq. ft, has been recently refurbished to exacting standards.

Upon entering, you are welcomed by a grand entrance hall and stairwell, bathed in natural light and centrally located to create a seamless flow between rooms, enhancing the social ambiance of the home. On the left, double doors open to the front reception room, featuring a stunning Edwardian Bay window, a triple Edwardian window, walnut black-out shutters, and a wall of built-in storage awaiting your personalisation. The next door leads to a contemporary family kitchen with adjoining utility room, boasting chic shaker cabinets, an Italian-style six gas burner double oven, a large American-style fridge-freezer with ice dispenser, and ample storage space. This space flows effortlessly into a generous dining room, illuminated by a magnificent roof skylight, with stairs to the lower ground floor and sliding glass patio doors. The dining room is connected to an impressive reception room by a large sliding door, which features a supreme bi-fold door wall that opens onto the south-facing garden. A small cloakroom completes this floor.

The lower ground floor offers a separate kitchen living space with two large skylights, two double bedrooms, one with glass sliding doors opening onto a courtyard light well, and a slick modern bathroom. An external staircase provides access to the garden, serving as a private entrance.

Ascending to the first floor you'll find four bright double bedrooms with built-in storage, a modern family bathroom with stylish beige tiles, a shower bath and heated towel rail for added comfort, along with a convenient separate W/C. The top floor hosts the luxurious master bedroom suite, boasting Edwardian windows, large eaves storage, an en-suite bathroom, multiple wardrobes and a walk-in-closet – the perfect finishing touch.

Ideally situated just a short walk from East Putney Underground station and the vibrant shops and restaurants of Putney and Wandsworth, Sispara Gardens offers the perfect blend of urban convenience and suburban tranquillity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Features

- 7 Bedrooms
- 4 Reception Rooms
- 3 Bathrooms
- Garden
- Off-Street Parking

Freehold

Internal area

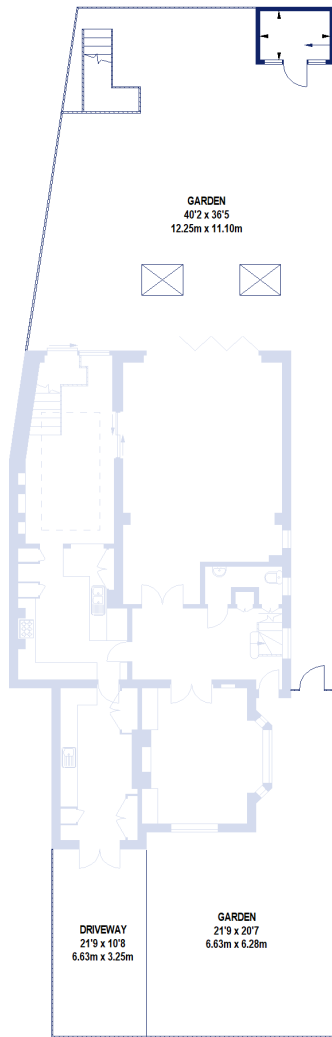
Total 4070 sq. ft/ 378.12 sq. m

Price

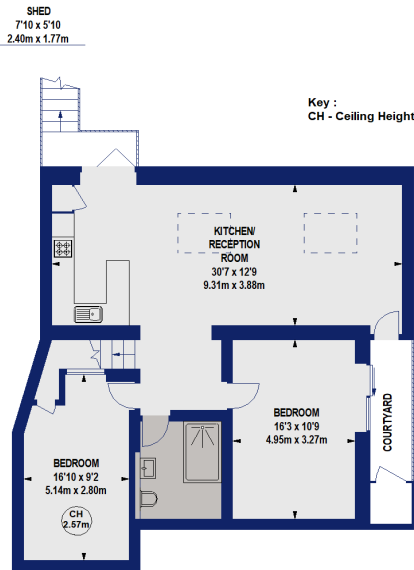
£2,850,000

Sispara Gardens, SW18

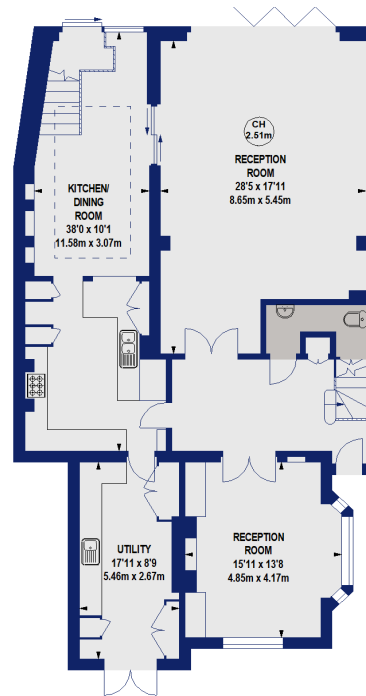
Approx. Gross Internal Area 375.97 sq m / 4047 sq ft (Including Eaves Storage)
 Approx. Gross Internal Area 353.39 sq m / 3804 sq ft (Excluding Eaves Storage)



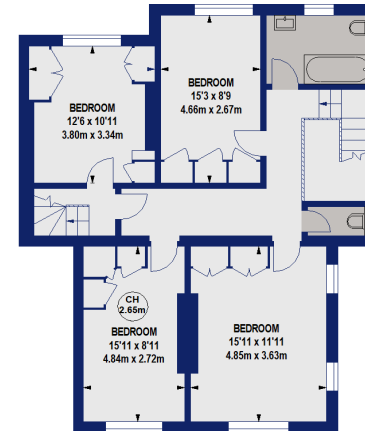
SITE PLAN



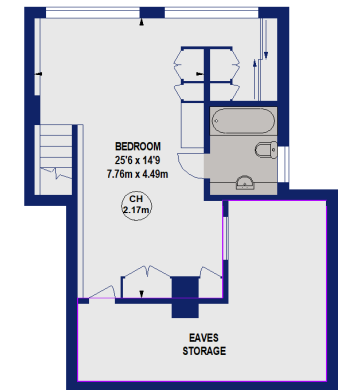
LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 932 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1494 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 917 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 704 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only