



## St. Michael's Road, London, London, SW9

£1,800,000 Freehold

A stunning five-bedroom early Victorian terraced house, situated in the heart of the Stockwell Park Conservation Area. The house boasts a fabulous garden and is set over five floors.



## LOCATION

St. Michaels Road is located in the beautiful Stockwell Park Conservation Area, just off Stockwell Road. A great location to local transport links offering you easy access into the City and West End.

## DESCRIPTION

Enter the house on the raised ground floor past a pretty and well-maintained front garden, you are greeted by a spacious hallway that leads into the double reception room offering wonderful views of the quiet street to the front, and private garden to the rear. The reception room has wonderful ceiling height with cornicing, a beautiful Victorian bay window, built in bookshelves and fireplace. At the rear, is a wonderful conservatory with Juliette balcony offering direct views and access to the rear garden.

Working your way down to the lower ground floor, past a separate W.C. and access to the garden, you enter the dining room offering a wonderful entertainment space. This room is wonderfully lit thanks to the large front Bay Window and offers a working gas fireplace. The kitchen behind has tiled flooring and whilst perhaps in need of modernisation, provides ample storage as well as a brilliant utility room behind, which also provides direct access to the garden. The Lower Ground floor also gives access to the front path from steps up and there is storage under the main front steps. There is an under stairs internal wine cellar and an outside W.C.

On the first floor, is the master bedroom and ensuite bathroom. The bedroom is bright and spacious with multiple windows offering pleasant views down St Martin's Road and has a cast iron Victorian fireplace. The bedroom provides plenty of space to accommodate a king-size bed with additional space reserved for free-standing furniture. The ensuite bathroom connected is equipped with a stand-alone walk-in shower, separate bath, basin, heated towel rail and W.C.

On the second floor, you will find two further bedrooms, one large and one smaller bedroom, with the family bathroom behind. The larger double bedroom has plenty of space to accommodate a double bed whilst the smaller bedroom would be a perfect children's bedroom or study. The large, tiled bathroom behind offers a large walk-in shower, separate bath, basin, heated towel rail and W.C.

The third floor comprises two further bedrooms, both of which are more than able to accommodate double beds and further free-standing furniture.

The private garden behind has been well-landscaped with a paved patio area nearest the house, perfect for al-fresco dining, and lawn behind with mature garden beds with hydrangeas and roses. At the very rear, you will find a useful garden shed for storage.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil  
Ground Rent - Nil  
Council Tax Band - F

## UTILITIES

Electricity – mains connected  
Gas – mains connected  
Water – mains connected  
Heating – gas central heating  
Sewerage – mains connected  
Broadband - Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY

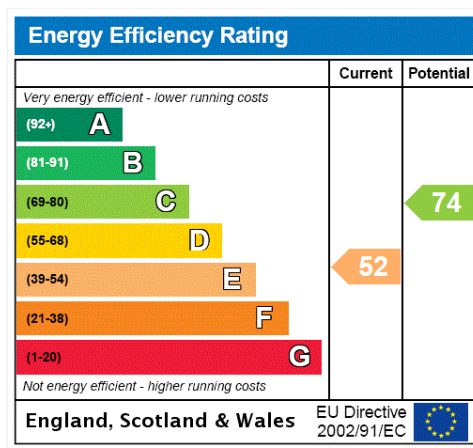
Lambeth Council

## TENURE

Freehold

## DIRECTIONS

Stockwell Underground Station (Northern & Victoria Line) is just a 5-minute walk away. Brixton Underground Station (Victoria Line) is just 0.7 miles away. The area also benefits from frequent bus services to the city and central London.









ST MICHAELS ROAD. SW9  
5 BEDROOM HOUSE

Approximate gross floor area  
2356 SQ.FT / 218.9 SQ.M.  
Plus additional areas 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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