

Stockwell Park Road, London, SW9

£2,750,000 Freehold

A superbly elegant five-bedroom Georgian house on Stockwell Park Road, within the peaceful Stockwell Park conservation area, this double fronted, detached house with large and beautiful garden is one of a kind.

LOCATION

Stockwell Park Road is just off Clapham Road near Stockwell underground station. The local area is served well with a wide selection of bars, cafés, restaurants, independent shops and supermarkets. Transport links are excellent and there are plentiful green spaces, including Slade Gardens just across the road from the property.

DESCRIPTION

Offering wonderful space with plenty of flexibility, the house retains many of its original features and has been presented in excellent condition, having been lovingly cared for by the current owners. The detached house has a unique position next to St. Michael's church and also has the benefit of not being overlooked at the front or at the back, given the position and orientation on the road. Additionally, the garden is over 90ft long and faces due West, which captures the sun nearly all day. It is planted with mature shrubs and trees, but what is really noticeable is the near 40ft width of the garden. The northern boundary with the church is formed by a beautiful brick wall lined with a row of pleached hornbeams, providing a stunning feature.

Raised ground floor:

Enter the house on this level and into an elegant hallway, opening on to two double reception rooms. The room to the right is currently used as a dining room, with a drawing room to the left. Both rooms are a wonderful size and offer dual aspect both onto the garden at the rear and the pretty parterre and street at the front.

First floor:

As you walk up to this level from the raised ground floor there is a large family bathroom on the half landing equipped with a bath, separate shower, w/c and sink. On the first floor itself there are three double bedrooms, a study and an ensuite bathroom off the principal bedroom. In the rear extension, up some stairs sitting above the family bathroom is another double bedroom, which has a sensational view onto the garden below.

Lower ground floor:

To the rear of the house is a conservatory sitting room, which provides a wonderful view and direct access on to the garden. On the lower ground floor you will find a large kitchen/breakfast room, with French doors, and with dual aspect onto the garden and street. There is a further double bedroom, bathroom and a large and well-equipped utility room.

Lastly there is direct access to the garden from the front of the house, through a side door and through a generously-proportioned, covered shed.

Resident's parking permits can be purchased from Lambeth council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground rent - nil

Service charge - nil

Council tax band - H

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - superfast fibre

LOCAL AUTHORITY

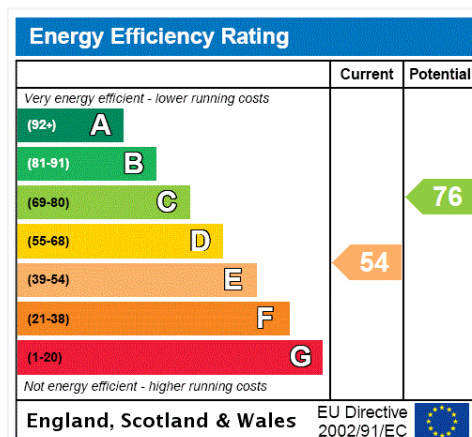
Lambeth

TENURE

Freehold

DIRECTIONS

Stockwell Underground Station (Victoria and Northern Lines) is only 0.4 miles away (approximately 7 minutes' walk). Also, the area is well served by frequent bus services into Central London.





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Gross internal area (approx) 296.38 sq m / 3190 sq ft

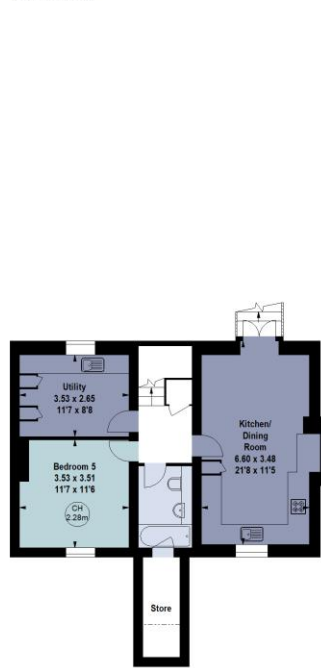
(Including Loft & External Store)

Loft 60.20 sq m / 648 sq ft

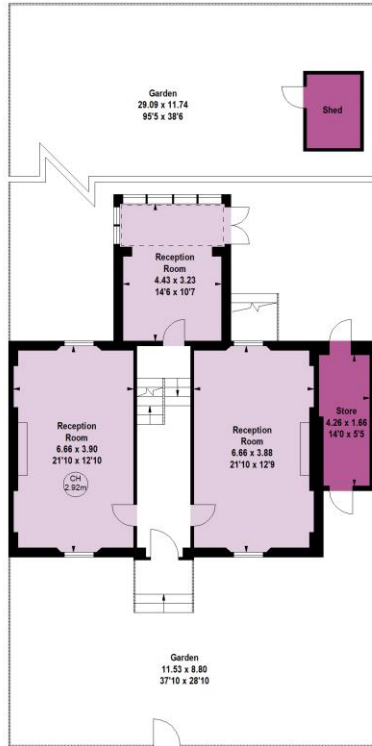
External Store 6.69 sq m / 72 sq ft

Key: CH - Ceiling Height

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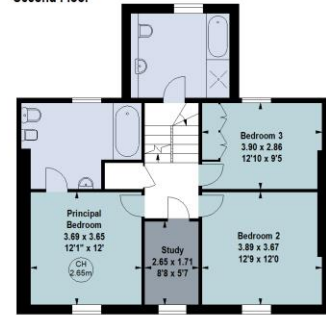
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

For Identification Only. Not To Scale.
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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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