



Swanage Road, London SW18



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Nestled on a prestigious residential street in the heart of Wandsworth, this remarkable red-brick Victorian residence offers the perfect blend of period elegance and contemporary comfort. Fully extended with a front basement, this home boasts over 2,600 sq ft of bright, airy living space across four thoughtfully designed floors, meticulously balancing original Victorian charm with modern touches.



Guide price: £2,295,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G



On the ground floor, a formal reception room at the front of the house sets a sophisticated tone with its high ceilings, ornate cornicing, custom alcove cabinetry, and a stylish flame-effect gas fireplace. Moving through the home, the heart of the house unfolds in the stunning open-plan kitchen and dining area, designed with a sleek, handle-less kitchen, generous storage, integrated appliances, and a central island topped with luxurious quartz surfaces. This inviting space is perfect for family gatherings or entertaining, with ample room to dine and relax, while French doors lead seamlessly to a well-designed 40 ft south-west facing garden. Outside, a spacious decked patio and a lush Easi Grass lawn, bordered by vibrant plant beds, provide a serene outdoor oasis with convenient side access to the street.

The lower ground floor adds versatility with a 25-ft reception/media room, which also features a raised play area, ideal for families with young children, along with ample additional storage space. A well-appointed utility room and a guest WC complete the ground floor amenities.

The upper floors offer exceptional family accommodations. The first floor features two spacious bedrooms, including a beautifully designed split-level principal suite that overlooks the garden. This suite boasts a dressing area, a luxurious en-suite bathroom, and picturesque garden views. A second double bedroom on this level includes a private en-suite, while two additional bedrooms with built-in storage and eaves access are found on the half landing. The fifth bedroom, located on the top floor, is accompanied by an adjacent shower room, ensuring both privacy and convenience for guests or growing families.









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**Approximate Gross Internal Floor Area
246.5 sq m / 2654 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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