



Eglantine Road, Wandsworth **SW18**



Eglantine Road, London SW18

Arranged over four floors, this beautifully presented five bedroom family house offers an abundance of natural light and well organized living and entertaining spaces.

Eglantine Road is ideally located close to the open spaces of Wandsworth Common and the restaurants and local shops on Old York Road and East Hill. The Southside Centre with its' many shops and a multiplex cinema is also nearby. Wandsworth Town mainline station is a short distance away through the Tonsleys and provides direct links to Waterloo and Clapham Junction. The area is also well served by a good choice of state and private schools.



Guide price: £2,500,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: G



Property

This inviting space features a large bay window that floods the area with natural light and a cozy gas fireplace. The rear section of the reception room boasts charming French windows that open to a quaint courtyard.

The expansive, open-plan kitchen and dining area at the rear of the ground floor is a standout feature, designed to cater to both family meals and entertaining guests. It includes a large island, ample built-in storage, and a range of high-end integrated appliances. Bi-folding doors open out to the approximately 66-foot, secure, south-facing garden. This outdoor oasis is primarily laid to lawn, with planted borders and a patio area ideal for alfresco dining during the sunnier months.



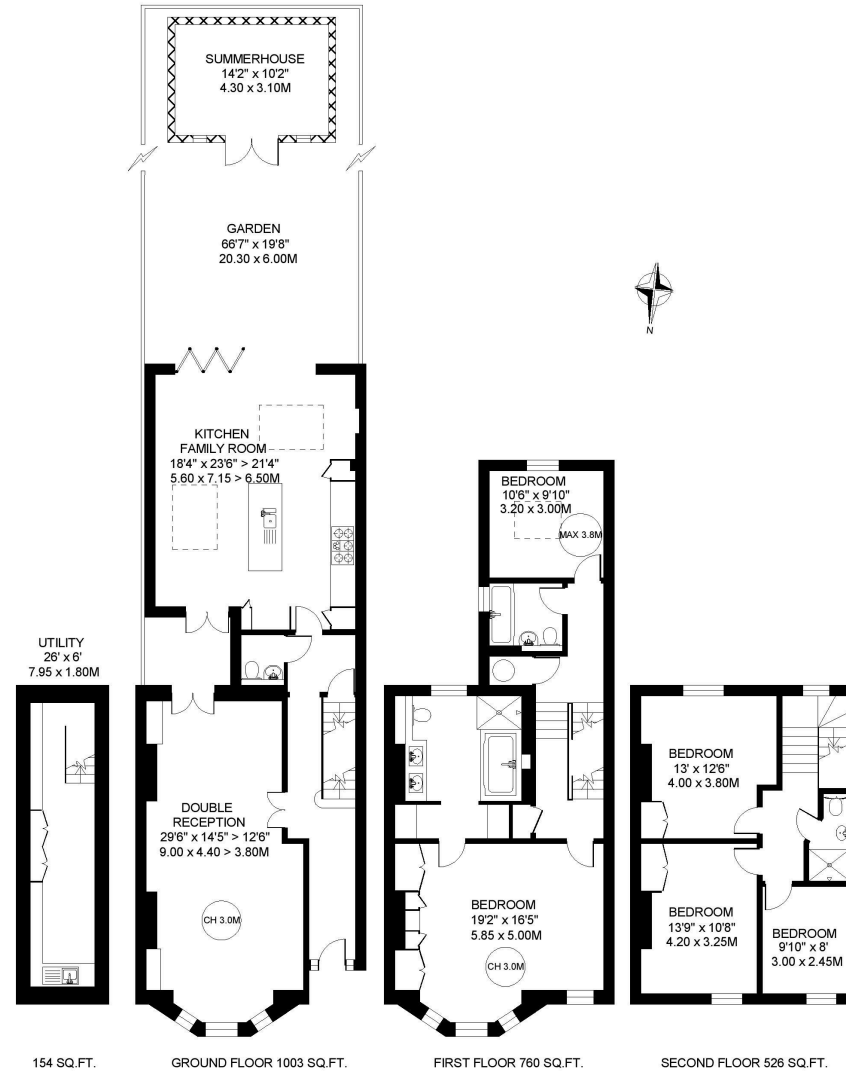




Englantine Road, SW18

**Approximate Gross Internal Floor Area
226.9 sq m / 2,443 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.



Knight Frank
Wandsworth & Clapham
26 Bellevue Road
London SW17 7EB

We would be delighted to tell you more

Jack Gravestock
020 3667 6751

[knightfrank.co.uk](https://www.knightfrank.co.uk)

jack.gravestock@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

