



Nicosia Road, London SW18



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A fantastic, five bedroom, Victorian house with side access and parking on a popular road within the Toast Rack.

Situated on the south-facing side of the road, the house is set back and has a driveway with parking for two cars. An impeccable example of timeless style, the home retains many period features and is accessed via a beautiful stained glass door into a wide entrance hall with intricate corning.

To the right hand side is an elegant, bay-fronted double reception room with an open fireplace and wonderful high ceilings with exquisite original ceiling plasterwork. The room is divided by glass-paned pocket doors, which flow through into a further sitting area with fireplace and bespoke cabinetry.

There is a sense of openness and easy movement through the ground floor, which is enhanced by access to the kitchen from both the hallway and reception room. The kitchen/dining room has been cleverly designed and is flooded with natural light from the lantern roof lights and the additional sitting area makes it a superb multi-purpose space, ideal for family living.

The bespoke kitchen offers an extensive range of stone-topped fitted cupboards and units, high quality integrated appliances including an AGA with companion module, as well as a large central island. Large French doors extend the entertaining space further onto a paved terrace overlooking a meticulously cared for, south-facing garden, which creates a wonderful sense of privacy and provides a lovely, leafy outlook to the rear of the house. There is convenient covered side access from the front. There is also a useful WC on the ground floor.



Guide price: £4,150,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: H





On the first floor is a double bedroom to the rear with large sash window and bespoke cabinetry, as well as a family bathroom. To the front is a magnificent principal suite comprised of an impressive study/dressing room with attractive feature fireplace, an abundance of built-in storage, as well as a contemporary bathroom with separate bath and shower and a double sink vanity unit.

On the top floor is another double bedroom to the rear, with large sash window and built-in wardrobes. There are two further bedrooms with pretty, traditional fireplaces and original cupboards. There is also a family bathroom on this floor with contemporary fixtures.

Downstairs, the cellar has been converted into a useful utility room with an additional sink, space for washing machine and tumble dryer, as well as a huge amount of storage with built-in cupboards and access to a large cellar.

The combination of classic contemporary style with flexible living space, parking and stunning south-facing garden creates the perfect home for family life.

Location

Nicosia Road is located on the sought-after 'Toast Rack' on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station into the City and the Westend. The area is extremely well served by both private and state schools and falls within the Beatrix Potter catchment area. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.





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Approximate Gross Internal Area : 299.3 sq. metres
(Excluding Eaves) 3222 sq. feet

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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