

Sarsfeld Road,
Wandsworth
SW12





A wonderful 5 bedroom family house with a contemporary design.



On the ground floor off the hallway is an elegant, bay-fronted double reception room with dividing pocket doors and useful cupboards and shelving. Glass doors lead down to a wonderful kitchen/dining room with bi folding doors onto a private paved terrace and garden, perfect for outside dining. The current owners bought a further section of land which was a parking space and incorporated it into the garden thus making it larger than the neighbouring properties. It is held on a separate lease 125 year lease and bought 5 years ago.







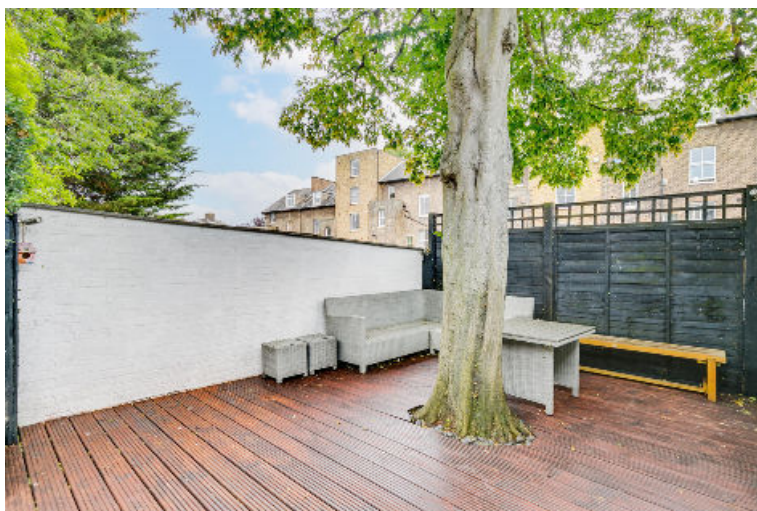
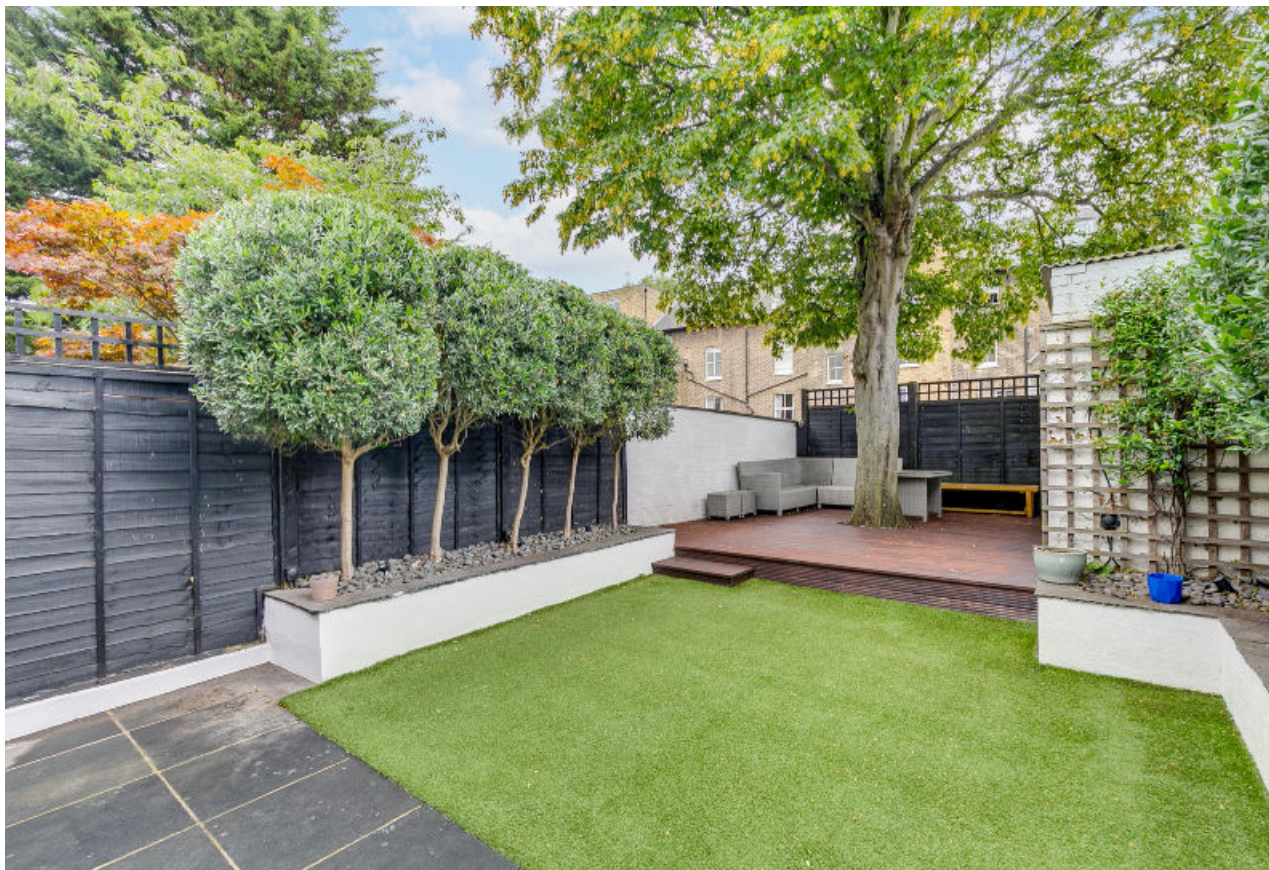


Property

A feeling of lateral space and easy movement through the ground floor is enhanced by access to the kitchen from both the hallway and reception room. The stunning kitchen benefits from an abundance of natural light and offers an extensive range of contemporary units and cupboards complete with large central island/breakfast bar and integrated appliances. The house also benefits from a downstairs cloakroom, wood flooring across the ground floor and basement and New England shutters.

The lower ground floor has its' own separate street access and comprises a gym/play room, bedroom 5/study with en suite shower room, perfect for an au pair/nanny. Upstairs, on the first floor to the front is a stunning Master suite with bespoke fitted cupboards and a fully fitted walk in wardrobe coupled with a luxurious en suite bathroom with freestanding bath and frameless glass shower. To the rear is a generous guest suite with stylish en suite shower room. On the top floor there are a further 2 double bedrooms, one with a pretty Juliette balcony, and a contemporary shower room. The utility space is also located at the top of the house with excellent storage under the eaves.

Sarsfeld road is quiet yet well located within a short walk to the shops and restaurants of Bellevue road and Balham High road. The open expanse of Wandsworth Common is close by with good transport links at Wandsworth Common station and Balham underground station. The area is extremely served by both good state and private schools.



Sarsfield Road, SW12
 Approximate Gross Internal Area : 282.06 Sq. metres
 2724 Sq. Feet

Ref: C1 - Colinghurst



Plan to scale. Measurements only and not to be relied upon as a guarantee of fact. All measurements are approximate only.

Knight Frank

We would be delighted to tell you more.

26 Bellevue Road
 Wandsworth SW17 7EB

Sam Sproston

sam.sproston@knightfrank.com



Connecting people & property, perfectly.

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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.