



Wandle Road, Wandsworth SW17

---

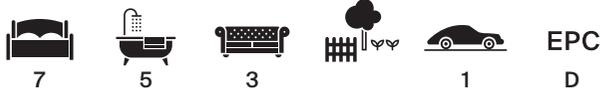


# Wandle Road, Wandsworth SW17

This imposing family residence is one of the finest houses in the area. Set back from the road it showcases wonderful Victorian architecture consisting of three sections and with considerable width. Elegant steps lead up to a raised entrance which opens into a double height entrance hall with a flowing staircase and routes through to a series of entertaining rooms. To the front, through double doors a dining room with two large windows, high ceilings and a fireplace. Behind it and over looking the garden a wonderful drawing room featuring intricate ceiling plasterwork, a large fireplace, a beautiful pair of windows and set of french doors which lead to a small balcony with wrought iron railings.

## Description

Downstairs there is a large kitchen family room which consists of a TV snug to the front within the bay and a kitchen with granite work surfaces, generous storage, range of integrated appliances and central island unit. To the rear is a dining section and bar area complete with alcove storage and counter top seating and opposite a family play room. There is also access to the garage and coach house accommodation which consists of two bedrooms and a bathroom. A utility room, guest WC and boiler room complete the ground floor. A large set of french doors open out on to the spectacular south facing garden which consists of a patio area and path through to beautifully kept lawn surrounded by mature shrubs and trees. Gardens of this size and quality are rare. The central staircase sweeps back up to the first floor where to the front is a large principal bedroom suite with floor to ceiling windows, a walk in wardrobe and en suite bathroom. Additionally there are a further two bedrooms and two bathrooms on this floor.



**Guide price:** £5,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** D



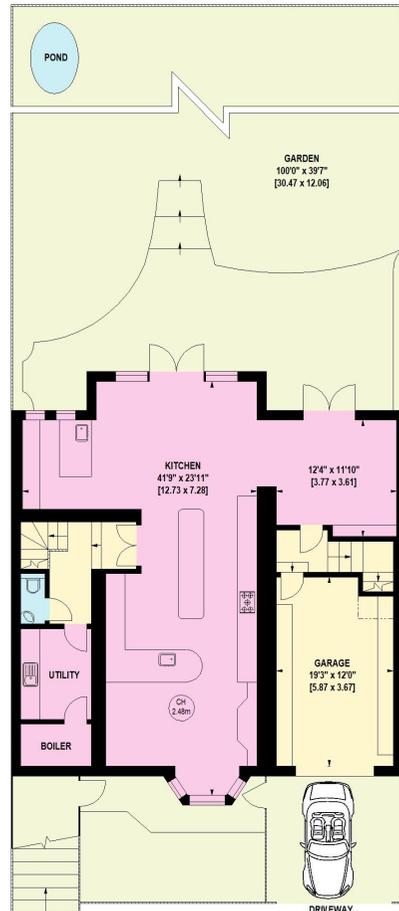






**Wandle Road, SW17**  
 Approximate Gross Internal Area : 402.54 Sq. metres  
 4333 Sq. feet

Key :  
 CH - Ceiling Height



LOWER GROUND FLOOR



RAISED GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only



SECOND FLOOR

FIRST FLOOR

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**  
 26 Bellevue Road  
 Wandsworth SW17 7EB

We would be delighted to tell you more

**Natasha Edney**  
 020 8682 7772  
 natasha.edney@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)



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 March 2023. Photographs and videos dated March 2023.  
 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.