



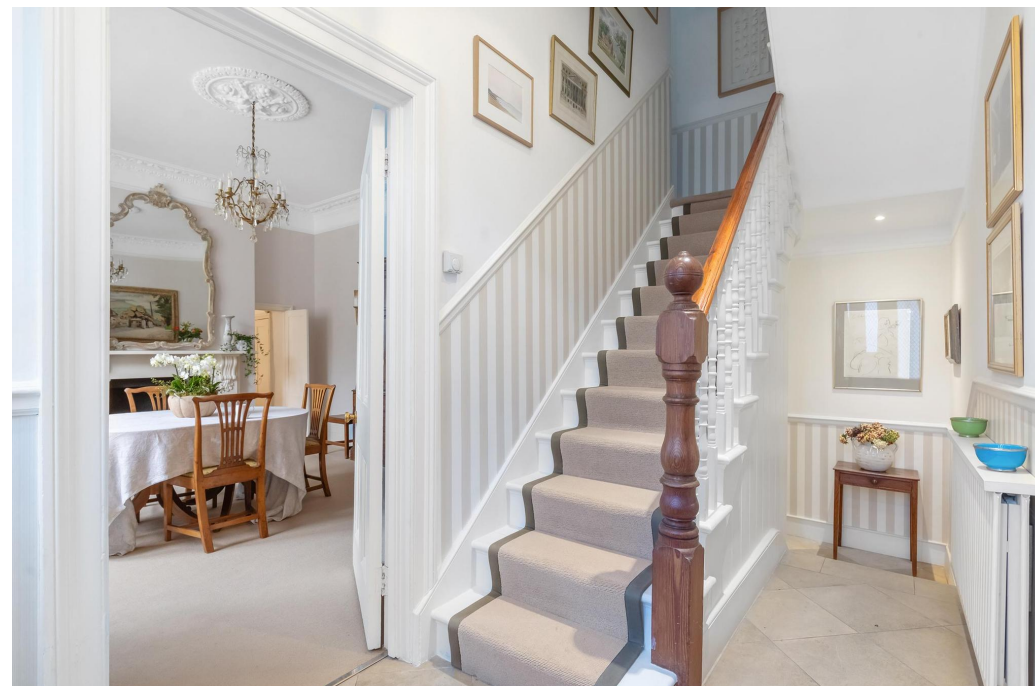
Nicosia Road, Wandsworth SW18



Nicosia Road, Wandsworth SW18

This truly wonderful double fronted house is situated at the end of the road and is completely unique with such a charm to the home.

The property is positioned on the coveted south-facing side, set back from the road, with a driveway accommodating one car. A true masterpiece of period architecture, the home retains many original features and offers a blend of classic and contemporary living spaces.



Guide price: £3,250,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: H



Upon entering through the side entrance, you are greeted by a wide entrance hall adorned with intricate cornicing. To the right, an elegant bay-fronted reception room boasts a stunning open fireplace and impressive 3-meter high ceilings with exquisite original plasterwork. Adjacent is a sophisticated dining room, also with a beautiful bay window and charming original features, leading to a slender, characterful door that opens into the kitchen.

The hallway continues to a useful corridor with access to a well-equipped cellar utility room, a coat cupboard, and the bright kitchen/breakfast room, with both a gas-fired AGA and a separate electric oven. French doors extend the entertaining space to a meticulously landscaped, private south-facing garden. The garden, a serene oasis, includes a shed and a versatile studio space with independent access from Baskerville Road, perfect for an office, workspace or gym, with the additional functionality of a garage.

The ground floor also includes a conveniently located WC accessible from both inside and outside the house.

Ascending to the first floor, you'll find a double bedroom at the rear with a large sash window and bespoke cabinetry, along with a well-appointed family bathroom. The magnificent principal suite at the front features a walk-in wardrobe and an en-suite bathroom, designed as a Jack and Jill bathroom to also serve an additional double bedroom on this level, complete with integrated wardrobes.

The top floor houses two more double bedrooms, one with an en-suite bathroom and both with integrated wardrobes. A storage cupboard on this floor offers potential for conversion into a small study space. The entire top floor is bathed in wonderful natural light, consistent with the rest of the house.

The cellar, converted into a practical utility room, includes an additional sink, space for a washing machine and tumble dryer, and ample storage. There is potential for further conversion, subject to planning permission (STPP).



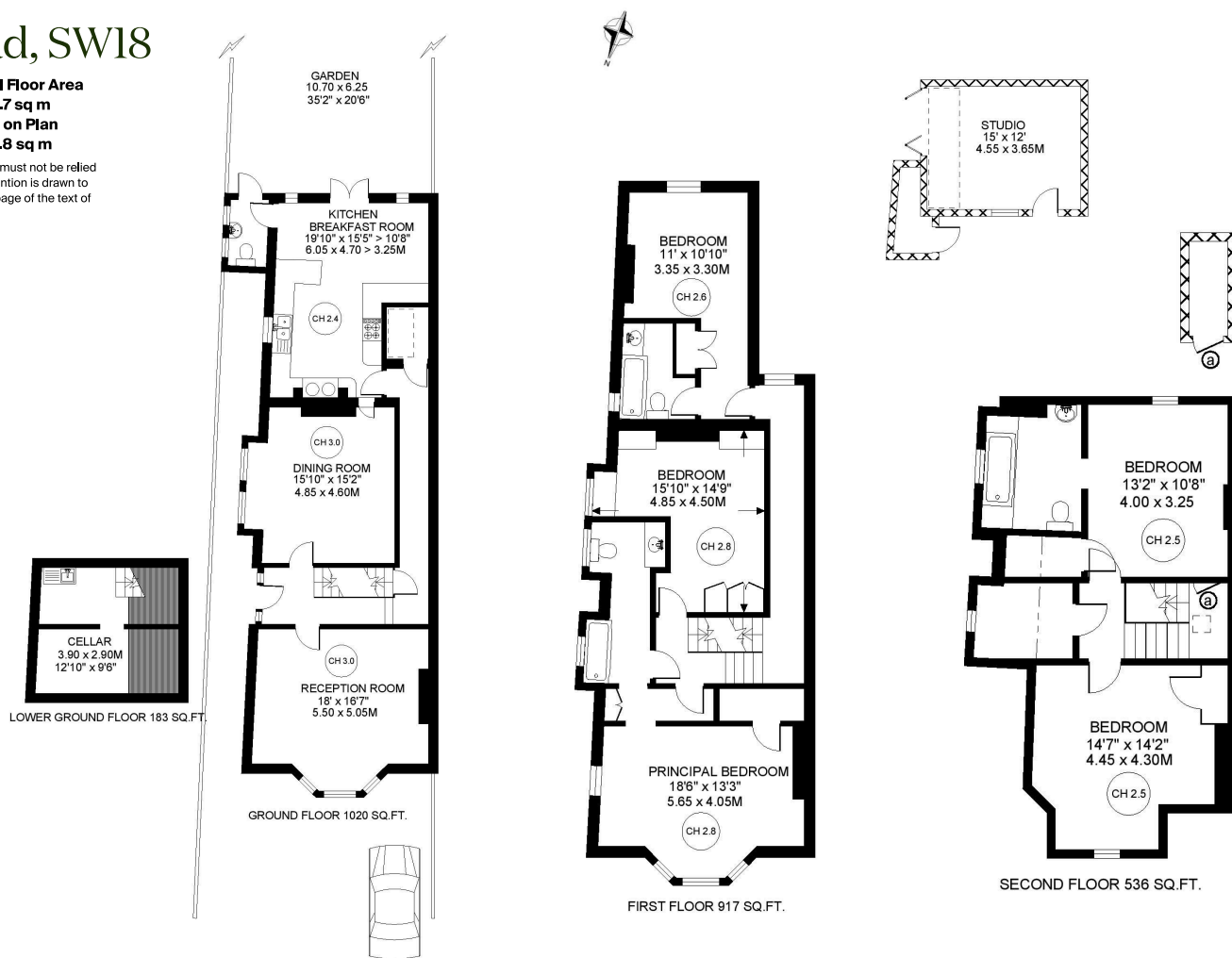




Nicosia Road, SW18

Approximate Internal Floor Area
2,656 sq ft / 246.7 sq m
Total Area Shown on Plan
2,883 Sq ft / 267.8 sq m

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

Jack Gravestock
 020 3667 6751

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 23/05/2024. Photographs and videos dated 21/05/2024.
 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.