



Louisville Road, Wandsworth **SW17**

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# Louisville Road, Wandsworth SW17

This beautiful Victorian home, located on a sought-after street just off Tooting Common, impresses with its elegant proportions and timeless charm.



**Guide price:** £1,850,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G



As you enter through the beautiful stained glass door, you are welcomed into a wide and inviting hallway.

This leads to a sophisticated double reception room, featuring a square bay window, an ornate fireplace with a log-burner and intricate ceiling plasterwork. The space offers a perfect setting for both relaxed living and entertaining.

To the rear, the kitchen/diner also offers further space for seating, with large glass skylights flooding the room with natural light. The contemporary kitchen is comprised of top and bottom units, with modern integrated appliances and a large central island. Floor to ceiling glass sliding doors open out to the paved garden with raised beds. There is also a WC on this floor.

There is both internal and external access to the converted basement, where there is a cosy family room, as well as a useful utility room, additional guest bedroom and integrated storage and bathroom.

On the first floor is an impressive principal suite to the front, with large bay window and built-in storage, which leads through to the spacious en-suite with generous walk-in shower, dressing area and dual basins.

There is a further double bedroom with built-in storage to the rear and a shower room. The top floor of the house is comprised of three bedrooms, one of which is currently used as a study, with large eaves storage, and a family bathroom with separate bath and shower.

Tooting Bec tube station is located a mere 0.2 miles away, with Northern Line services into the West End. Tooting Common is located at the end of the road, 0.2 miles away. The parade of shops on Ritherdon Road include a branch of the brunch institution Milk, as well as local favourite Dee Light Bakery. In Balham, there is a large Sainsbury's and Waitrose. There is a good selection of both state and private schools nearby, including Rutherford House and St Anselm's.











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**Total Area Shown on Plan**  
**3,083 sq ft / 286.3 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.



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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.

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Particulars dated 09/09/2024. Photographs and videos dated 23/08/2024.

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