



Nicosia Road, Wandsworth, London SW18



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Experience luxurious family living in this home offering over 5,059 square feet of sophisticated living space, upgraded to the highest standards.

Ground Floor: Step into a welcoming ground floor that features a stunning reception room. This floor also includes a cloakroom, side entrance, and guest WC. From the hallway, enter the exceptional open-plan kitchen and dining area, equipped with a central island and breakfast area, as well as high-end integrated appliances. Floor-to-ceiling bi-fold doors and a striking gabled roof flood the space with natural light, connecting to the private, south-facing landscaped garden.



Guide price: £5,750,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: H



Lower Ground Floor: Accessible via both the garden and the hallway, the lower ground floor features soaring 3-meter ceilings and spans the full length of the property. At the front, a versatile annex (formerly the nanny annex complete with its own kitchen and en suite) serves now as a playroom and laundry space, adjacent to a spacious guest double bedroom, also with en suite facilities.

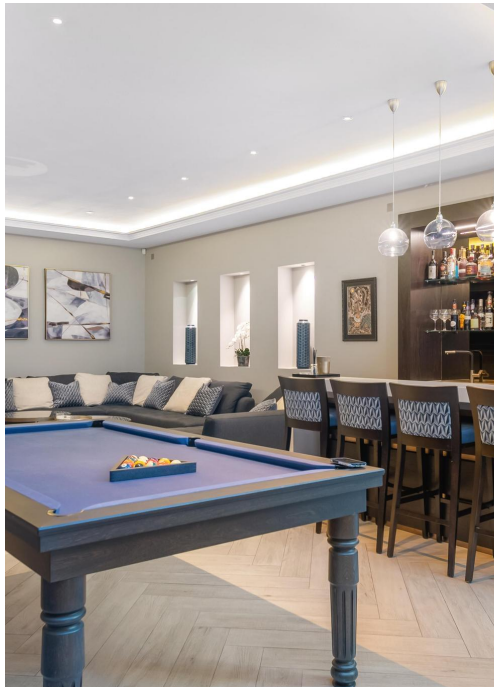
Further on, a spa-inspired bathroom includes a dedicated steam room and yoga area for serene relaxation. Moving toward the rear of the basement is an impressive entertaining space, complete with a large TV and sofa area, gas fireplace, and fully equipped cocktail bar with built-in fridge, sink and dishwasher. Adjoining this is a home office area and an expansive gym, creating a seamless flow for both work and wellness.

First Floor: The principal suite on the first floor epitomizes luxury, featuring a generous bedroom with a lavish en suite bathroom complete with a double sink, a freestanding bath, and a separate shower. A walk-in dressing room with bespoke cabinetry and ample storage further enhances this private retreat.



Second Floor: Ideal for family living, the second floor offers three spacious double bedrooms, one with an en suite bathroom, and an additional well-appointed family bathroom.

In immaculate condition and boasting off-street parking for one vehicle, this home exemplifies elegance and functionality, with no expense spared in the custom upgrades made by the current owners. This remarkable property is the perfect fusion of style, comfort, and modern convenience.

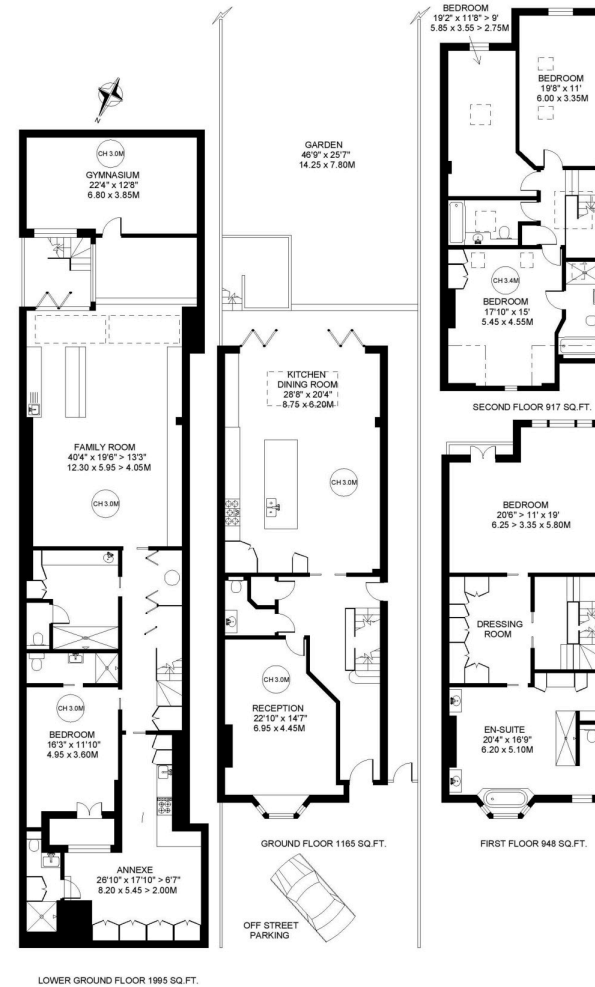




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Approximate Gross Internal Floor Area
466.8 sq m / 5025 sq ft

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 November 2024. Photographs and videos dated November 2024.

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