



Elmbourne Road, Heaver Estate SW17

# Elmbourne Road, Heaver Estate SW17

This exquisite 8-bedroom residence spanning 5,493 sq ft has undergone a full renovation from the current owners throughout. This double-fronted house has an indoor swimming pool and is nestled in the heart of the sought after Heaver Estate. Upon entering the impressive hallway, you're greeted by two impressive bay-fronted reception rooms on either side with both having intricate ceiling plasterwork, oak parquet flooring with a charming fireplace in the drawing room and a log burner in the other reception room. Walking through to the back, you have the downstairs cloakroom and a useful coat/boot room which has been put in by the current owners.



**Guide price:** £4,400,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H

At the rear is the impressive kitchen/diner with floor to ceiling glass sliding doors opening onto a beautifully landscaped 55ft garden which also has side access and garden storage which is incredibly useful for bikes. The kitchen is an Italian range, has oak flooring and underfloor heating with it also featuring marble-topped fitted units, rangemaster oven, and a sociable central island doubling as a workstation/breakfast bar. There is a relaxing lounge area and glass doors leading to a light and bright private study.

Descend to the lower ground floor with its own street access, revealing a self-contained apartment with a double bedroom fully equipped with a kitchenette and en-suite shower room. There is also an air-conditioned gym, an indoor swimming pool with changing facilities and a wonderful large games room with access to the garden and a built in mini-bar with a fridge which is perfect for kids and parties. There is underfloor heating throughout the basement level.

On the first floor, the master bedroom suite has bespoke cabinetry and wardrobes, beautiful panelling and double doors leading down to the marble fitted en-suite with a freestanding bath and large walk-in shower. The master suite has air conditioning and underfloor heating. There is another double bedrooms at the front called the 'blue room' which has been freshly decorated and brand new bespoke wardrobes and cabinetry. At the rear is another double bedroom, currently used as a dressing room, with wonderful green views and a family bathroom.

Ascending to the second floor - with two double bedrooms at the front, both with cleverly designed mezzanine areas. To the rear are another two double bedrooms (one with en-suite) and a family bathroom. There is air conditioning throughout this floor too.

This amazing house has been upgraded by the current owners to a high standard and is in immaculate condition. Additional benefits include a newly installed state of the art security system and super fast broadband. There is a good opportunity for additional income too, with the studio and swimming pool both being rented out separately. More details can be provided.



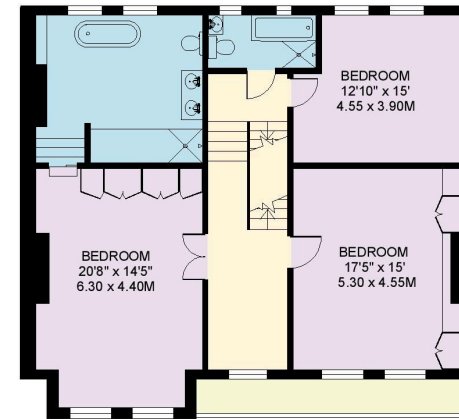
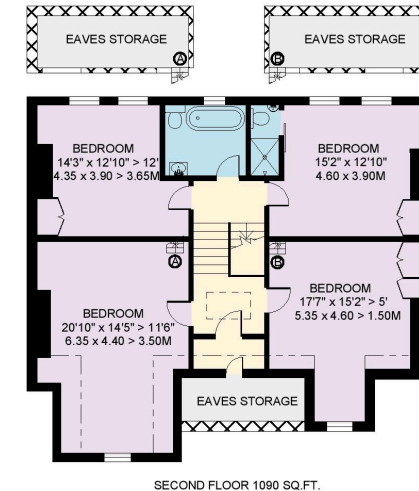
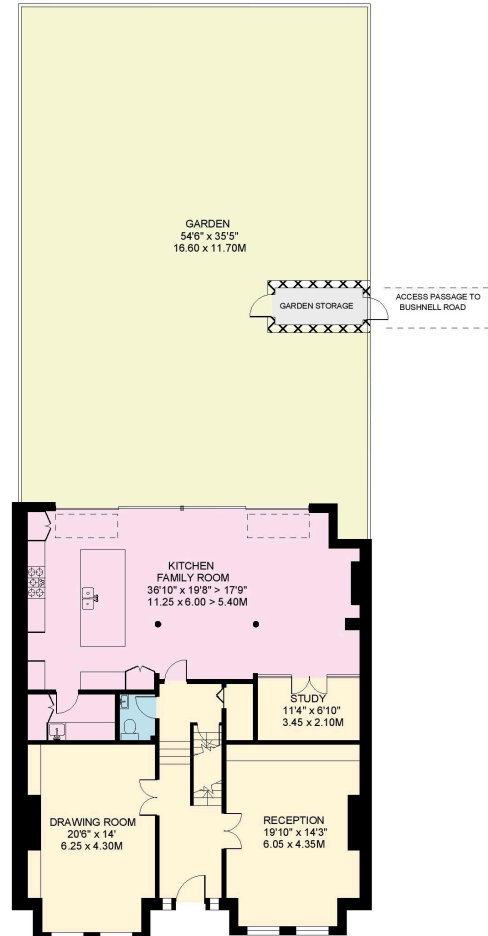
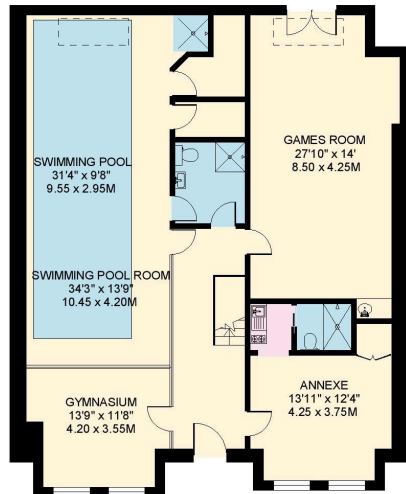




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**Approximate Internal Floor Area**  
**5,493 sq ft / 510.3 sq m**

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 26/03/2024. Photographs and videos dated 04/03/2024.

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