



SW11 / FREEHOLD

THIS PHENOMENAL VICTORIA FAMILY HOUSE HAS FIVE BEDROOMS PLUS A GYMNASIUM AND DRESSING ROOM. THE ACCOMMODATION IS ARRANGED OVER FOUR FLOORS AND MEASURES APPROXIMATELY 2,877 SQ FT. THE HOUSE HAS BEEN COMPLETELY REFURBISHED TO AN EXTREMELY HIGH STANDARD, IT IS EVIDENT IN EVERY ROOM THAT NO EXPENSE HAS BEEN SPARED AND ONLY THE FINEST QUALITY FIXTURES AND FITTINGS HAVE BEEN USED THROUGHOUT.

The property opens to a spacious entrance hall which leads to an impressive open plan living space, cleverly split into three different areas and with underfloor heating throughout. The dining room is situated to the front of the house and benefits from a large bay window that floods the room with light. The Roundhouse kitchen is set at the heart of the open plan living space and is completely bespoke. Finished to a high specification the kitchen has been fitted with wall and base units, quality integrated appliances and marble countertops. The rear of the sleek kitchen leads through to a bright and spacious reception room. This impressive room offers a great space for everyday family living as well as displaying contemporary architectural features. Floor to ceiling sliding glass panels open to a stylish garden with raised beds on two sides.

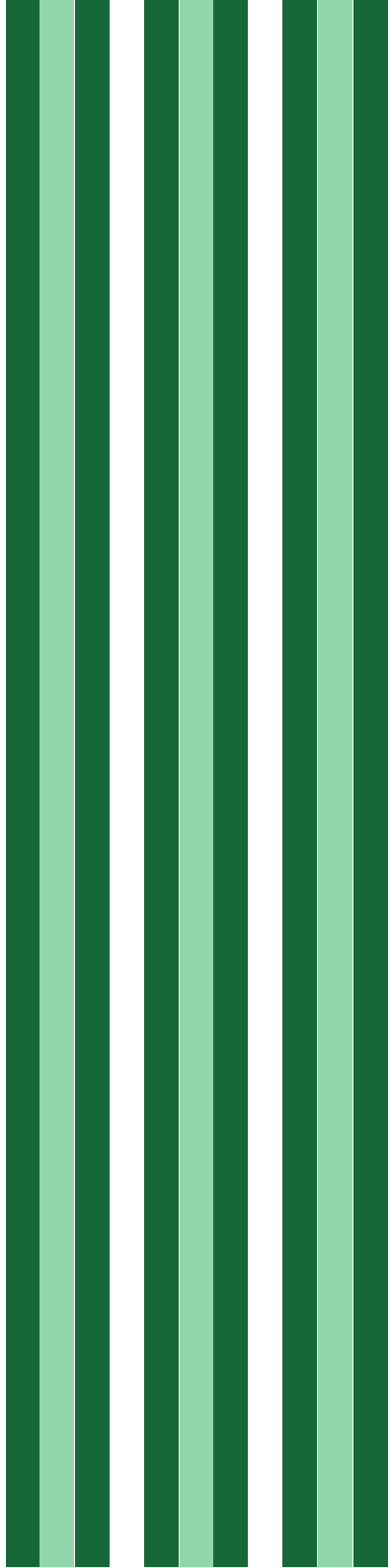




FIVE BEDROOMS | OPEN PLAN LIVING
SPACE | RECEPTION ROOM | KITCHEN |
DINING ROOM | FAMILY ROOM |

UTILITY ROOM | DRESSING ROOM |
GYM | TWO FAMILY BATHROOMS | TWO
EN SUITE SHOWER ROOMS



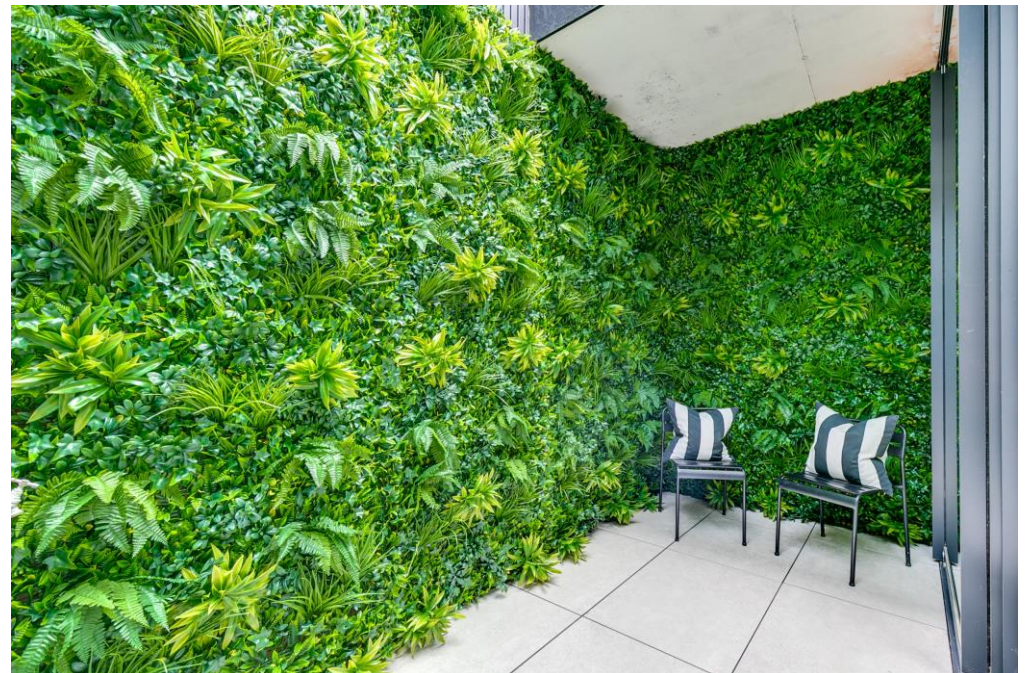


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Stairs from the hallway lead down to the basement conversion which has impressive ceiling height, which is a feature reflected throughout the house. The beautiful family room measures approximately 36 ft in length, with a seating area, and a private courtyard which is accessed via dual, sliding glass door. Also arranged on the lower ground floor is a double bedroom with en suite bathroom, utility room, WC and plenty of additional storage space.

The principal suite is located on the first floor and has a spacious bedroom, large dressing room and luxurious en suite shower room that benefits from twin sinks. A double bedroom and family bathroom can also be found on the first floor. A double bedroom, second family bathroom, gymnasium and study are arranged over the upper levels of the house. The gymnasium and study could also be used as the fifth and sixth bedrooms.

This outstanding house is ideally located on Winsham Grove which is a lovely avenue of trees that runs directly off Clapham Common West Side. There are a number of good state and private schools nearby (subject to catchment each year) and transport can be found at Clapham South tube, approximately a five to ten walk. The amenities of Northcote Road are also nearby.



WINSHAM GROVE
BATTERSEA
LONDON SW11
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2877 SQ.FT. / 267.2 SQ.M.



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Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are given at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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