

# Skeena Hill, Southfields, SW18

Occupying an elevated position on Skeena Hill this is a handsome and very well presented five bedroom detached family home in this popular residential enclave. The spacious ground floor offers a great deal of lateral and extremely practical living space with interconnected principal rooms which are flooded with light. The house is set well back from the road and approached via a landscaped front garden. To the rear of the property is a spectacular 100 Ft mature south facing garden designed to incorporate discrete areas for various leisure purposes. There is ample storage both inside and outside the house. Skeena Hill is a well-established residential road within walking distance of the amenities of Southfields and the local underground station and sits within the catchment area of a number of local schools.



- 2,897 SQ FT DETACHED HOUSE
- ENTRANCE HALLWAY
- DRAWING ROOM
- KITCHEN/DINING ROOM
- FAMILY ROOM
- LARGE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- FOUR FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- EAVES STORAGE
- AMPLE GARDEN STORAGE
- 100 FT LANDSCAPED SOUTH FACING GARDEN

GUIDE PRICE

## £1,600,000

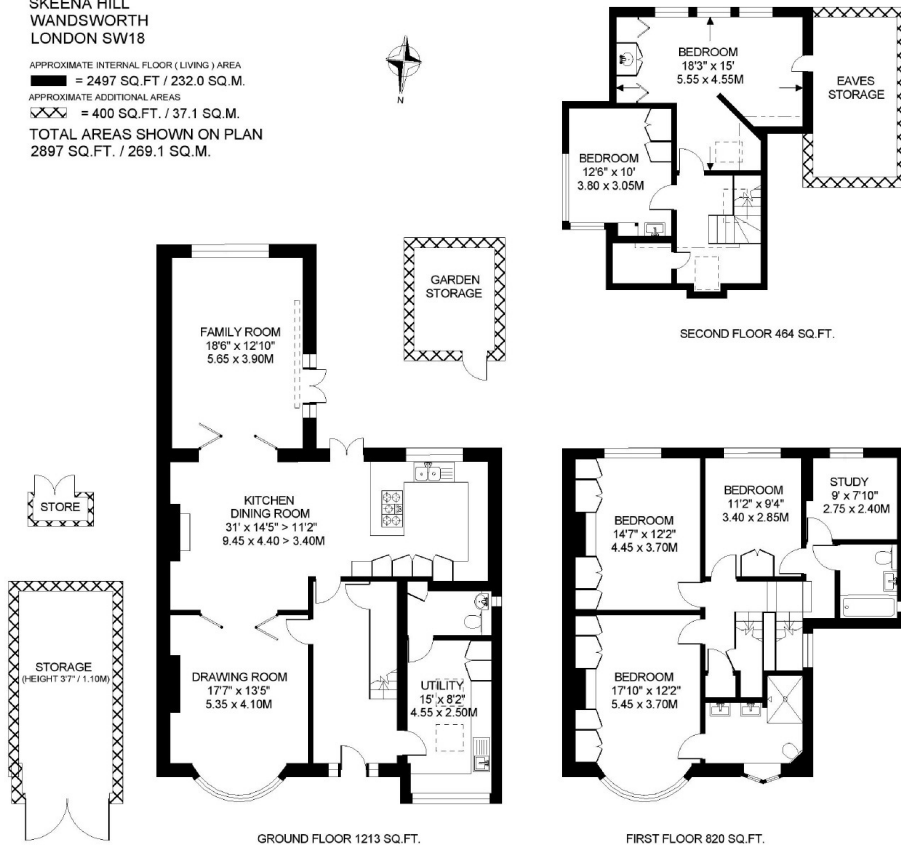
Freehold  
JointAgency

**SKEENA HILL  
WANDSWORTH  
LONDON SW18**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 2497 SQ.FT. / 232.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
= 400 SQ.FT. / 37.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2897 SQ.FT. / 269.1 SQ.M.



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**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.

•All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

•All measurements are approximate.