

BASKERVILLE ROAD

WANDSWORTH • SW18



BASKERVILLE ROAD

WANDSWORTH • SW18

A rare opportunity to buy a grand Victorian semi-detached 6 bedroom family house of substantial proportions located on the much sought after "Toast Rack" backing directly onto Wandsworth Common with direct gated access to the Common.

6 bedrooms • 3 bathrooms (1 en suite)

2 reception rooms • Kitchen/dining room

Conservatory • Downstairs cloakroom

Laundry/2nd kitchen large cellar

52ft garden backing onto Wandsworth Common

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





This is an exceptional and unique family home with wonderful lateral space is arranged across 3 floors with many original features; set back from the road behind a paved front garden. The house is accessed via an original stain glass door and opens into a deep, wide entrance hall creating an open, light aspect. An elegant, bay fronted reception room is located to the front with intricate ceiling plasterwork, an attractive fireplace, air conditioning and bespoke cabinetry and shelving. A second reception room with glass doors flows through into a cleverly designed Marston and Lalginger conservatory/dining space to the rear, which benefits from an abundance of natural light. The superb kitchen features a wide range of cupboards and units with fully integrated appliances and a large 3 oven Aga. French windows at the rear open onto a mature, landscaped 52ft garden designed by Chelsea Flower show gold medal winner. Beatrix Potter's Peter Rabbit was a frequent visitor to this garden – and indeed the original Peter rabbit story was in a letter sent to this house. The house also benefits from a large cellar offering excellent storage space and development potential with planning permission in place for a full basement and pool. There is also a downstairs cloakroom. Upstairs, on the first floor to the rear is a large Master suite, with a pretty decked balcony and extensive green views of the garden and the Common; complete with excellent fitted wardrobes, air conditioning and a superb en suite bathroom. There are a further 2 bedrooms to the front and a generous family bathroom also located on the first floor. On the top floor are 3 additional double bedrooms with extensive storage under the eaves and air conditioning, a useful utility/2nd kitchen and a children's bathroom. To the rear of the garden is a shed and secure gate giving direct access onto Wandsworth Common and there is side access to the back garden.



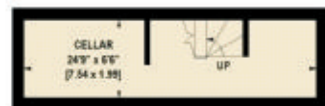
Ideally situated in a peaceful setting backing onto Wandsworth Common and only a short walk to the shops and restaurants of Bellevue Road and Northcote Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station with frequent trains to Victoria and Waterloo via Clapham Junction. The area is extremely well served by both private and state schools. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs. Wandsworth Common itself has 6 tennis courts, a cricket ground and a lake with fishing.

Baskerville Road, SW18

Approximate Gross Internal Area: 329.80 Sq. metres
 3590 Sq. feet
 (Including Eaves Storage)
 Eaves Storage
 17.74 Sq. metres
 191 Sq. feet



GROUND FLOOR



LOWER GROUND FLOOR

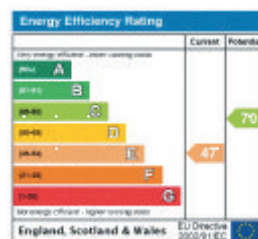


FIRST FLOOR

SECOND FLOOR



020 8682 7777
 26 Bellevue Road
 Wandsworth SW17 7EB
 wandsworth@knightfrank.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated October 2017 Photographs dated October 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.