



SPENCER PARK

LONDON SW18



A RARE OPPORTUNITY TO ACQUIRE AN ARCHITECTURALLY DESIGNED HOUSE BY ETIENNE BORGOS WITH DUAL ASPECT PARK VIEWS TO WANDSWORTH COMMON AT THE FRONT AND SPENCER PARK TO THE REAR.

At the front, the property has off-street parking for four cars with the added benefit of having a fast 22kw EV charger on the drive, and to the rear, a 106ft garden with direct access to Spencer Park private gardens.

Upon entering Spencer Park you are immediately drawn to the clean lines and abundance of natural light which floods this wonderful house. On the ground floor you have an open-plan kitchen and living space spanning the entire length of the ground floor. The rear of the ground floor has an architecturally 'designed

glass box' which leads out onto a large landscaped garden with a decked terrace closest to the house perfect for outdoor dining during the warmer months. The lower ground floor contains a large utility room, bathroom, AV room, boiler room, pump room and an abundance of storage.



The first floor is comprised of a large principal bedroom with ensuite bathroom as well as a large study which could also be used as a fourth bedroom. The bedrooms have fitted cupboards which run along one of the flank walls and there is also additional storage cupboards on the first floor landing perfectly suited to house all linen and towels.

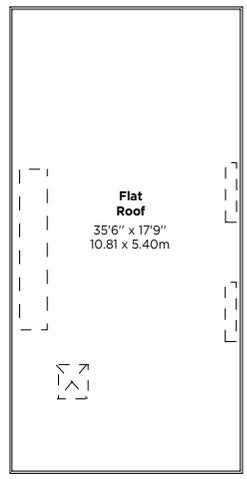
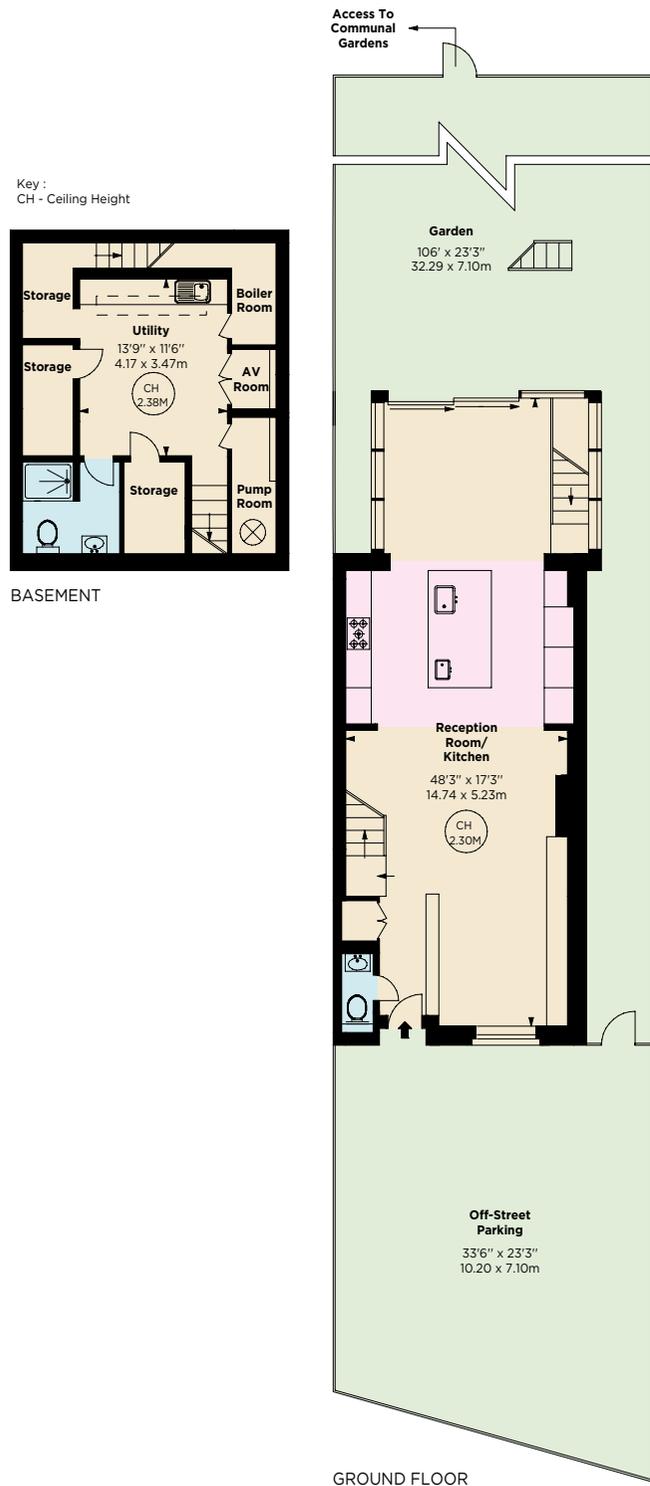
The second floor has two additional bedrooms both with ensuite bathroom one of which has a large walk-in shower and the other with a large bath tub. The architect has included skylight boxes that provide natural light into all three ensuite bathrooms.

There is the potential for an incoming purchaser should they wish to, to add an extra floor with an additional bedroom and terraces subject to the usual planning permission much like the 2 adjoining houses at Spencer Park have recently done.

The property is close to the excellent shops and restaurants of St. John's Hill and Northcote Road and there is good transport links either by bus or by train from Clapham Junction.

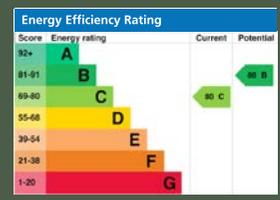
The gate to the rear of the garden provides access to a just under four acres mature woodland and landscaped gardens where residents can have all year round access to a tennis court, children's playground as well as the open spaces found within this secret 'Victorian Garden' .





APPROX. GROSS INTERNAL AREA
2,554 sq ft (237.27 sq m)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



SEMI DETACHED FREEHOLD HOUSE
FOUR DOUBLE BEDROOMS WITH ENSUITE BATHROOMS
OPEN PLAN KITCHEN DINER RECEPTION ROOM
SEPARATE UTILITY ROOM
100FT PRIVATE GARDEN
OFF STREET PARKING FOR 4 CARS
FAST EV CHARGER ON THE DRIVEWAY
ACCESS TO COMMUNAL GARDENS WITH TENNIS COURT
DEVELOPMENT POTENTIAL STPP

TERMS

TERMS: FREEHOLD
GUIDE PRICE:
£3,250,000

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