



ILMINSTER GARDENS, SW11 / LEASEHOLD



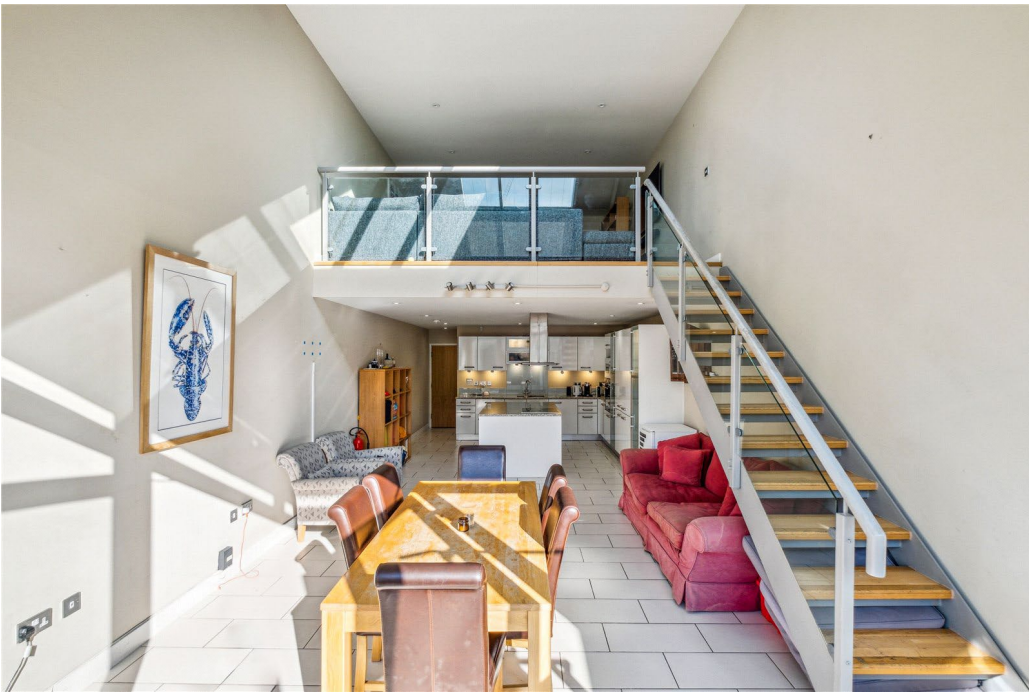
# SW11 / LEASEHOLD

**AN EXTREMELY IMPRESSIVE FOUR/FIVE-BEDROOM MODERN TOWNHOUSE IN THIS FANTASTIC LOCATION CLOSE TO NORTHCOTE ROAD AND CLAPHAM JUNCTION. THIS STRIKING PROPERTY IS ARRANGED OVER SIX FLOORS WITH APPROXIMATELY 2,346 SQ FT OF BRIGHT AND AIRY LIVING SPACE AND STAND-OUT FEATURES INCLUDING A LARGE MEZZANINE RECEPTION AREA, A SOUTH-WEST-FACING GARDEN AND ROOF TERRACE AND OFF-STREET PARKING.**

The dramatic entrance hall boasts a double-height ceiling and leads through to the extremely spacious and stylish kitchen dining room with plenty of space for entertaining as well as everyday family living. The room is flooded with natural light and incredibly bright thanks to the large skylight, the double-height ceiling to the mezzanine and the glazed roof above. The bespoke Poggenpohl kitchen has an excellent range of wall and base units with quality Miele appliances and a large island/breakfast bar with stone quartz worksurfaces. There is underfloor heating, and the floor-to-ceiling glazed doors and windows open onto the south-west facing patio garden which acts as an excellent extension of the living space, connecting the indoors to the outside space. Surrounded by attractive fencing, it is the ideal spot for al fresco eating and entertaining in the warmer months. Stairs lead up from here to the spacious reception room on the mezzanine level, a fabulous extra living space connected but separate to the kitchen dining room below in a 'broken-plan' arrangement. A downstairs wc completes the accommodation on the ground floor, and stairs lead down to the lower ground floor and a substantial utility room, plus access to the underground parking with two spaces.







RECEPTION ROOM | KITCHEN DINING  
ROOM | FOUR BEDROOMS | EN SUITE  
BATHROOM | EN SUITE SHOWER ROOM  
| FAMILY BATHROOM | OFFICE |

UTILITY ROOM | DOWNSTAIRS WC |  
SOUTH-WEST-FACING GARDEN | ROOF  
TERRACE | OFF-STREET PARKING FOR  
TWO CARS









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Two bedrooms are arranged on the second floor, the larger room to the back overlooking the garden, with built-in wardrobes and a smart en suite shower room. There is also a family bathroom on this floor. Upstairs are two further bedrooms including the principal suite with substantial built-in wardrobes and an en suite bathroom with twin sinks, a freestanding bath and a walk-in shower. On the fourth floor is a superb study with dual aspect windows including sliding glass doors that open to a wraparound roof terrace with fabulous, far-reaching rooftop views.

This superb house is on Ilminster Gardens near the junction of Beauchamp Road. The excellent amenities of St John's Road and Northcote Road are within a five-minute walk, as are the transport facilities of Clapham Junction and numerous bus routes. The wide-open spaces of both Clapham and Wandsworth Commons are within easy walking distance, and a number of popular state and private schools are nearby, subject to catchment and places each year.

Council Tax Band: G | EPC: C | Tenure: Leasehold | Length of Lease: 978 years



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
2346 SQ.FT / 217.9 SQ.M.

