



Ilminster Gardens, SW11

£1,775,000

Dexters



Ilminster Gardens, SW11

A modern four/five bedroom town house with garden, roof terrace and secure underground parking in an enviable location spanning almost 2,500 sq ft across six floors, offering a perfect blend of space, style, and functionality.

Upon entry, a striking double-height hall leads to coat storage and a guest cloakroom. The ground floor features a 34 ft open-plan kitchen and reception room opening onto a west-facing patio garden, with a mezzanine above adding extra living space.

The second and third floors offer four generous double bedrooms, two with en-suites, plus a modern family bathroom. A roof terrace provides far-reaching views and space for outdoor dining or relaxation.

The lower ground floor includes a useful utility/storage room and direct access to a secure underground car park with two allocated spaces.

Ilminster Gardens is a highly sought after one way road moments from Clapham Junction Station. Northcote Road and St. John's Hill are close by and there is a fantastic selection of schools nearby.

Features

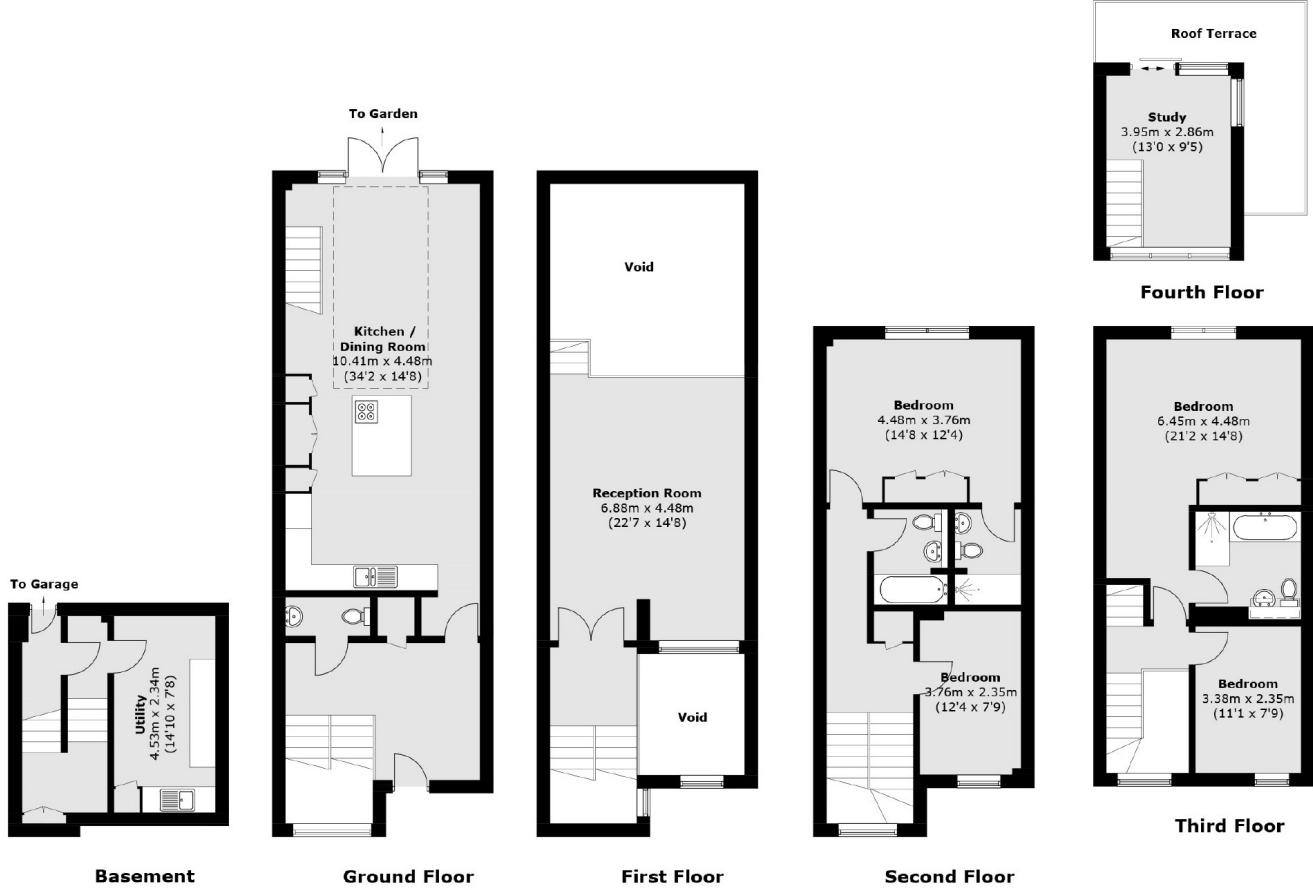
- Two Reception Rooms
- Five Bedrooms
- Three Bathrooms
- Garden & Terrace
- Underground Parking
- Great Schools Nearby







Ilminster Gardens, London, SW11



Total area (approx.): 223.7 sq. m (2,407.8 sq. ft)

(Including Basement / Excluding Void)

Roof Terrace area: 11.5 sq. m (123.8 sq. ft)

Dexters

Northcote Road
93 St. John's Road
London
SW11 1QY
Sales
020 7483 6333

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated Estate Agent and Letting Agent

dexters.co.uk