



**Stanley Grove, SW8**

London

**£795,000**

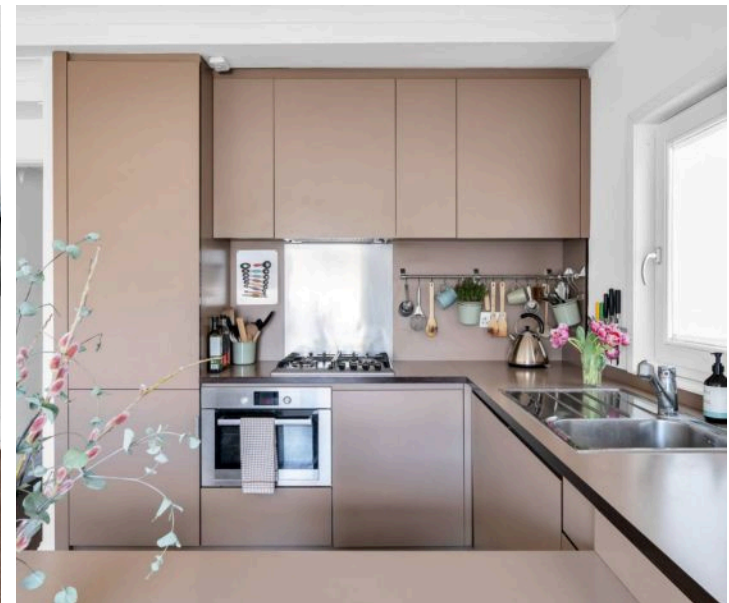
# Stanley Grove

## London

This attractive Victorian maisonette, is located within the popular Diamond Conservation Area, with three double bedrooms and a large sunny private terrace. The current owner has looked after the flat beautifully over the years, and the interiors are bright, with a well-considered, neutral and natural theme throughout

The property is entered via it's own front door, and on the first landing you arrive at the open-plan kitchen/reception room, which overlooks, and gives direct access to the generous terrace. The Kitchen was architecturally designed in Italy and custom made, with fully integrated appliances in a beautiful taupe grey/brown, and crafted in marine wood. The thoughtful, custom-made dining furniture, doubles up as extra seating for the lounge/living area, with the striking modern and efficient Morso wood burning stove forming a focal point. The floors are in solid wood, further enhancing the warmth and character of the space.

The location of the terrace perfectly enables indoor/outdoor living and is a wonderful space at just shy of 3.4m<sup>2</sup>. The terrace has a lovely outlook, nicely set-back from neighbouring properties and due to it's size and first floor level, it benefits from sunshine throughout most of the day. The terrace has been finished with Italian imported tiles from Vicenza.







Travelling further along the first floor landing there are two bedrooms, the first of which is currently set up as an office with generous built-in storage. The main bedroom is at the front of the building, with two large windows and more built in storage. The windows throughout the flat are timber double glazed.

The main bathroom is also architecturally designed, with a wonderful sense of calm and an excellent level of finish throughout. A large recessed storage cupboard ensures a place for everything, enabling a feeling of minimalism and simplicity within the space.

The third bedroom and bathroom are located on the second floor in the loft space, where there is lots of built-in storage, and two skylights creating a space that is flooded with natural light.







The location of the flat is excellent, with the vast amenity offerings of both Clapham and Battersea within easy walking distance including Battersea Park and the landmark Battersea Power Station Development.

Transport wise you have Queenstown Road station within c.7 minutes walk on foot, offering direct links to Waterloo (c.7 mins) and Kew Bridge/Richmond (c.18 minutes) amongst other routes. The Battersea Power Station Northern Line is a c.15 minute walk linking quickly and easily into the West End.

There are plenty of other stations within walking distance and bus services from Queenstown Road take you straight into Chelsea/Sloanes Square within c.10 minutes and beyond into Knightsbrige, Covent Garden etc. Gatwick airport can be reached easily within c.25 minutes from nearby Clapham Junction.



- Three double bedrooms
- Two bathrooms
- Split level maisonette
- Large private terrace
- Custom-made Italian kitchen
- Wood burning stove
- Open plan kitchen-reception
- Solid wood flooring to kitchen/reception
- Double glazed windows throughout

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

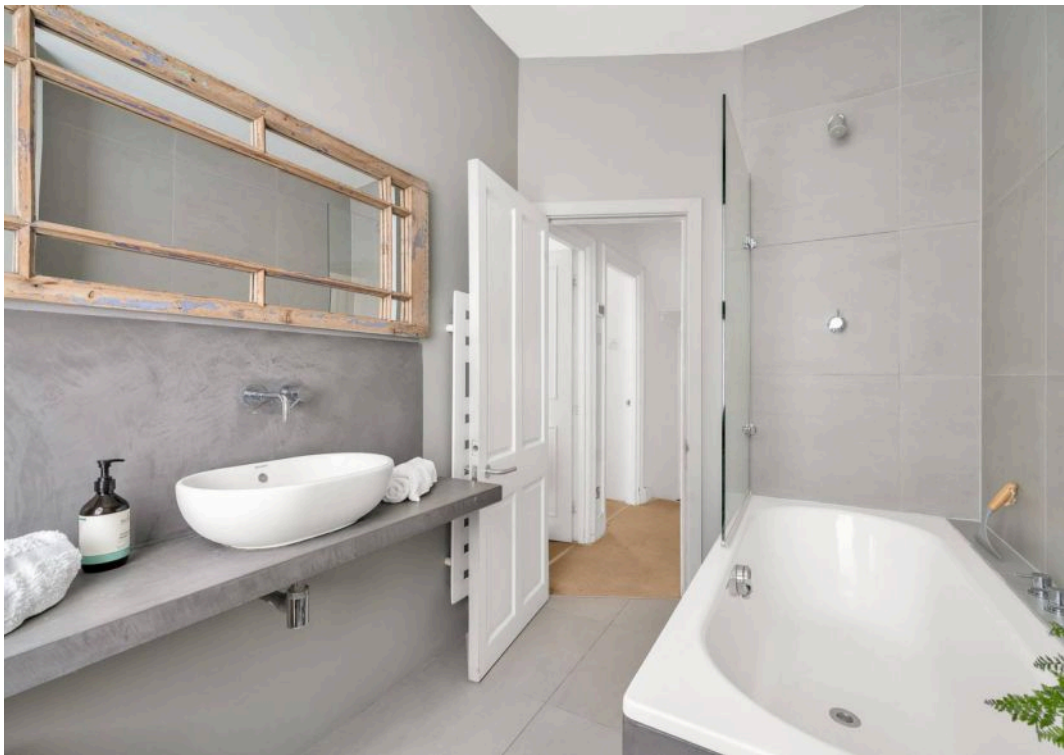
EPC Environmental Impact Rating: D















## Stanley Grove SW8

Total Area: 77.90 m<sup>2</sup> ... 839 ft<sup>2</sup>

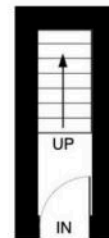
Approximate internal area  
(excluding reduced height area and storage cupboards) =

69.07m<sup>2</sup>...743.46 ft<sup>2</sup>

Storage cupboards = 1<sup>2</sup>m ...11 ft<sup>2</sup>

Reduced height = 6.73 m<sup>2</sup> ... 72.44 ft<sup>2</sup>

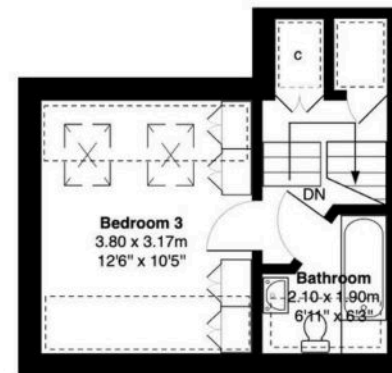
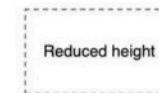
Total = 77.90 m<sup>2</sup> ... 839 ft<sup>2</sup>



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.





## Properly

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