

Hendrick Avenue, London
Asking Price: £2,750,000

An exceptional home that has been lovingly looked after by the same family for over 26 years. This classic home has been updated over the years to offer timeless design with thoughtful modern features, providing a luxury environment with the flexibility to grow with your family.

This 5-bedroom home is full of light and the layout offers multiple ways to utilise the rooms to suit your family's needs as they change over the years.

From the entryway, you will notice the charm of the original Victorian tiles decorating the foyer. The living room is bright and spacious, transitioning effortlessly to the formal dining room or secondary lounge, which then leads to the patio and the secluded back garden.

Through the patio doors lies your own private oasis – a lush, landscaped garden, perfect for relaxation, children's playtime or summer barbecues and entertaining. Whether it's peaceful quiet time or space for the kids to run around, take your pick from the three distinct areas to enjoy: the patio just off the lounge/dining room, the grassy turf from the kitchen and a secluded secondary patio area.

Whether it's large-scale entertaining or cosy movie nights, workouts in the gym, or use of the massive play/gaming centre, with a built-in Sonos system and surround sound, the 32' family/media room is an incredible space to enjoy. Here there is also a spacious shower room and a utility room with a full-size fridge/ freezer and second dishwasher, making it ideal for guests, entertaining or creating a separate hang-out zone. The adjacent covered patio space lets in natural light and fresh air.

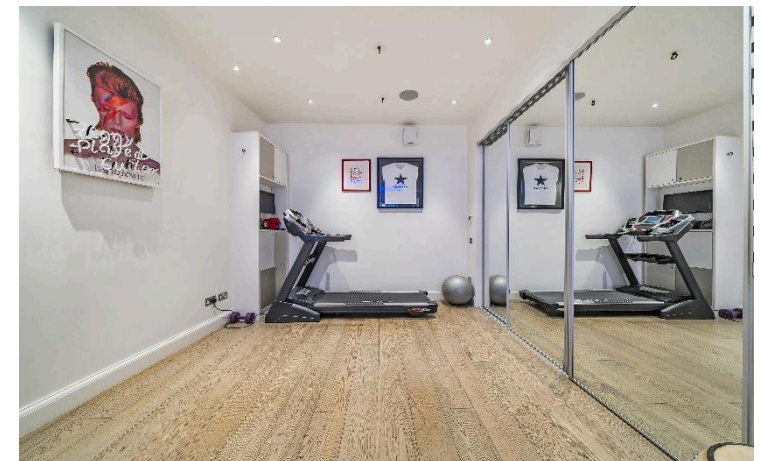
More About the Location

Beyond the beauty of the home, you are in an excellent location with Wandsworth and Clapham Commons nearby. You are a short stroll away from the charming shops and eateries along Bellevue Road and Northcote Road.

Commuting is a breeze thanks to excellent transport links, with convenient bus routes and the Northern Line from Clapham South tube station, as well as trains from Wandsworth Common station providing frequent services to Victoria/Waterloo via Clapham Junction; Balham station provides an interchange between the underground network and national rail services.

Families are spoiled for choice when it comes to education, with a superb selection of schools in the vicinity such as Broomwood Hall, Northcote Lodge, Thomas's, and Finton House. Not only do you have a selection of private schools, but the location is also in the catchment area of some of the finest state schools. For young sports enthusiasts, the area offers top-notch facilities including Battersea Ironsides junior rugby, The Spencer Cricket, and Magdalen Park Tennis Club.

Could this be the ideal home for you and your family? Don't miss the opportunity to make cherished memories in this exceptional family home. Schedule a viewing today and experience the warmth and beauty that awaits.

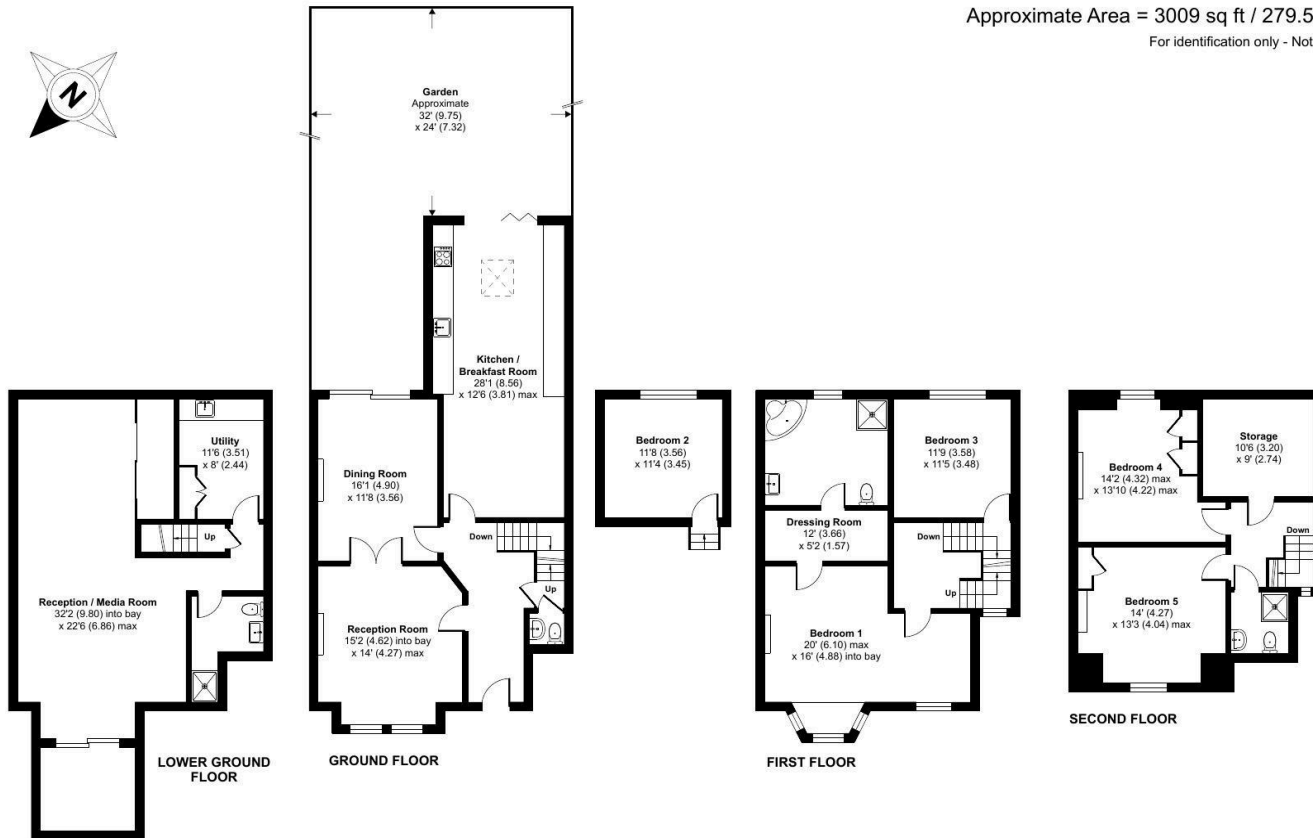




Hendrick Avenue, London, SW12

Approximate Area = 3009 sq ft / 279.5 sq m

For identification only - Not to scale



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Onyx Property Consultants Ltd. REF: 1104178

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.