



## Sidney Road, SW9

£1,250,000

A fabulous three double bedroom Victorian home split over three floors. The property is in excellent condition through offering an abundance of reception space and access to a well kept rear garden

This wonderful location has unbeatable transport links, with Stockwell underground (Victoria & Northern Lines) just a short walk away. There are several local cafes, shops and restaurants close by and good access to both Clapham and Brixton.

### Features

- Three Double Bedrooms
- Exceptional Condition
- West Facing Garden
- Great Location
- Character Features
- Two Bathrooms





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The welcoming raised ground entrance leads through into a double length reception room which is flooded with natural light and benefits from lovely high ceilings, wooden floors and a separate room, perfect for a home office.. Stairs lead down to the lower ground floor which is the real heart beat of this period home. A stylish Shaker style kitchen with Island and built in pantry is perfect for those who love to cook. Tying in brilliantly with the rear snug space that has access onto a well kept West facing garden. Furthermore there is a utility room, good storage and w/c.

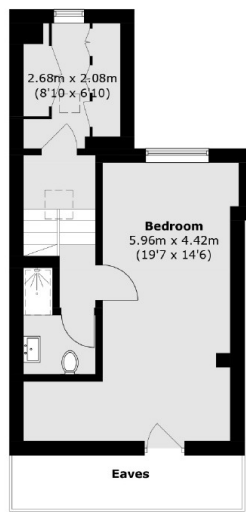
The first floor has a separate dressing room, two large double bedrooms and a family bathroom. The top floor has a double bedroom with west facing viewings and an ensuite. The house has undergone full refurbishment, whilst retaining much of its character and charm ready for the next buyer to make it their own.



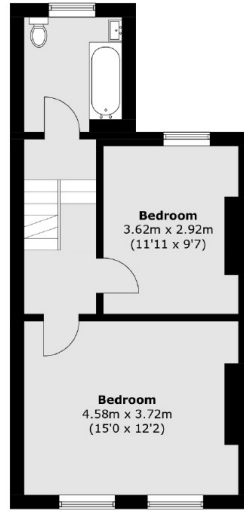




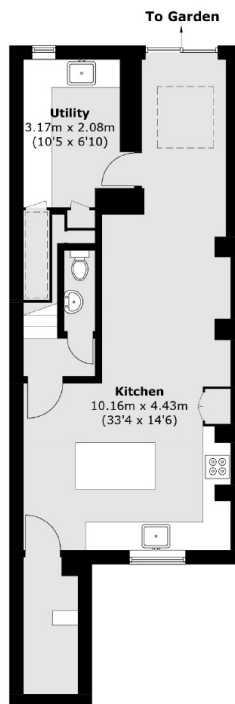
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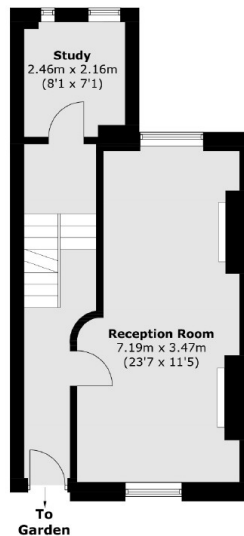
**Second Floor**



**First Floor**



**Lower Ground Floor**



**Upper Ground Floor**

Total area (approx.): 161.3 sq. m (1736.0 sq. ft)  
(Excluding Eaves)