



Kinver Road, London

Offers In Excess Of £1,000,000



Property Summary

Propertyworld is proud to offer this exquisite Victorian mid terraced property to market. Offering a unique blend of period charm and contemporary interior design, the house is simply beautiful. Packed with period features, a versatile layout and accommodation over three floors the house is that rare thing - spacious, modern, beautiful, and yet - both homely and comfortable at the same time. A family house, the property benefits from generous rooms throughout, beautifully proportioned accommodation and a gorgeous, fabulous kitchen / diner / lounge with bi-fold doors leading to the landscaped south facing garden on the lower level.

A viewing is essential to fully appreciate this Victorian gem but the basic details include: on the ground floor there is a beautiful and stylish entrance hallway which sets the tone for outstanding property, with stripped wooden floors and dark warm tones, the lounge to front benefits from an attractive bay window, wood burner, bespoke recess shelving and wood floors, to rear is an immaculate double bedroom, and overlooking the garden is a good-sized home office. On the top floor there is a stunning and spacious family bathroom, with a roll top bath, walk in shower, half tiled walls and floor, plus two generous and beautiful double bedrooms. The master to front benefits from gorgeous built in wardrobes, stunning bay window and much else. The lower ground floor space is extraordinarily beautiful, spacious and unique. Open plan but with three separate defined spaces - its perfect for modern family living. The garden has been hard landscaped with palms, lots of seating and a delicate water feature which adds atmosphere.

The location is superb also - Kinver Road is a popular and attractive residential road, of similar properties with ample FREE parking and a nice stroll and the eateries and buzz of Cobbs Corner and within 400 yards.

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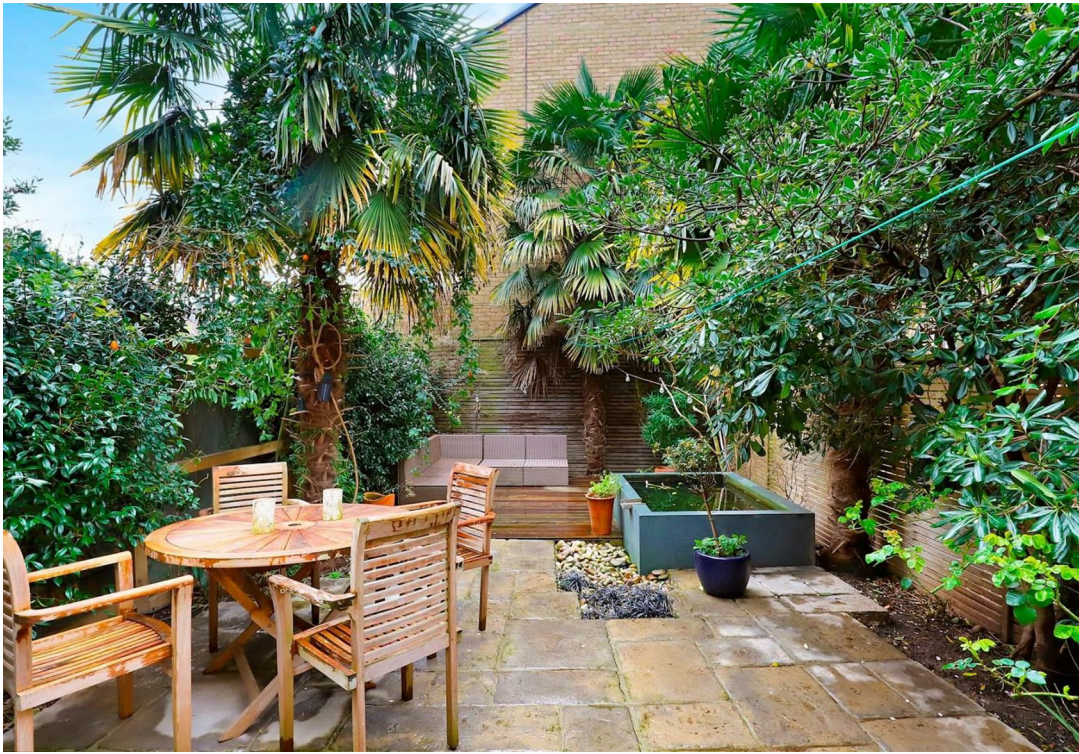
Property Summary

- Four bedroom house
- Stunning interior
- Fabulous location
- Two reception rooms
- Gorgeous kitchen / diner / lounge
- Three floors of accommodation
- Packed with period details and charm
- A rare opportunity
- Simply must be viewed
- EPC rating is D, council tax is E

Our Vendor Loves...

This lovely house is full of happy memories as it is where our children have grown up - how we live in it has changed with them, but the centre of the home has always been the big kitchen/dining/living space downstairs, where we cook, eat, and spend time together as a family, or with friends. And in the summer, when the doors are open onto the south-facing garden, it creates one huge space, perfect for entertaining. We've enjoyed putting our own stamp on the house over the years, but as soon as we moved in, it just felt like home. And its location is great - our road is quiet, and so handy for the station, local parks and the high street (which has everything you need), and the neighbours are lovely. It has been the perfect place to raise a family (and our boys might not forgive us for moving...), but we are leaving London and hope another family loves this home as much as we have.







LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 534 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 578 SQ FT

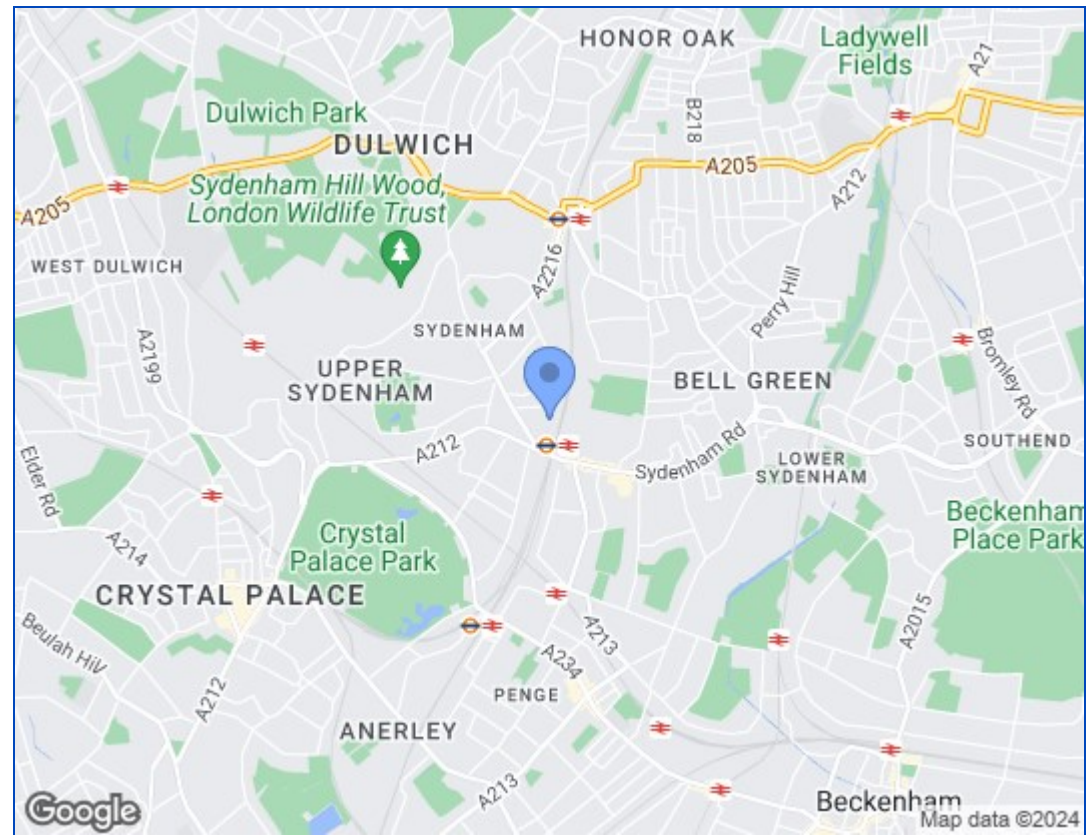
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 582 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1694 SQ FT / 157 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Kinver Road

Date: 06/03/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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