

# ELSYNGE ROAD

WANDSWORTH • SW18

 Knight  
Frank



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***An exceptional detached Victorian house  
built for the Great Exhibition of 1850.***

The property has a raised ground floor entrance. Off the hallway is an elegant bay fronted double reception room with an attractive fireplace and a dual aspect offering wonderful views of the garden to the rear. There is also a useful study with a glass door onto a balcony allowing access to the garden at the back.

The lower ground floor comprises a family room to the front, which opens into a generous dining space and leads in turn to a wonderful contemporary kitchen. The kitchen benefits from an abundance of natural light and underfloor heating. The stunning kitchen offers an extensive range of units and cupboards with integrated Miele appliances, a large breakfast bar and full height French doors which open onto a 72 ft private walled garden. A fantastic garden room, incorporating a contemporary bar area, and excellent storage space can be found to the rear. Mature trees and shrubs surround a well-maintained lawn complete with feature lighting and a sunken trampoline. There is also useful side access to the rear of the property. The utility room is conveniently located off the kitchen and there is a downstairs cloakroom and wine cellar/store room.

Upstairs, the wonderful master suite with glass fronted bespoke wardrobes, 2 walk in dressing rooms and a luxurious en suite bathroom is located to the front. To the rear is a guest double with an en suite shower room. There are a further 3 bedrooms, a stylish shower room and a family bathroom at the top of the house.







- 5 bedrooms • 4 bathrooms (2 en suite) •
- 3 reception rooms • kitchen/dining room •
- study • downstairs cloakroom • utility •
- garden • off street parking •

### Location

Elsynge Road is one of Wandsworth's most prized roads. Designed for the Great Exhibition of 1850, it displays a unique array of Victorian architecture and is now a Conservation Area. Its position close to the excellent shops and restaurants on St. John's Hill, together with its easy access into the City and the West end (Waterloo/Victoria 8 mins) and close proximity to Clapham Junction make it a very popular location. Wandsworth Common is close by and the area is well served by a good choice of schools.

### Local authority

London Borough of Wandsworth.

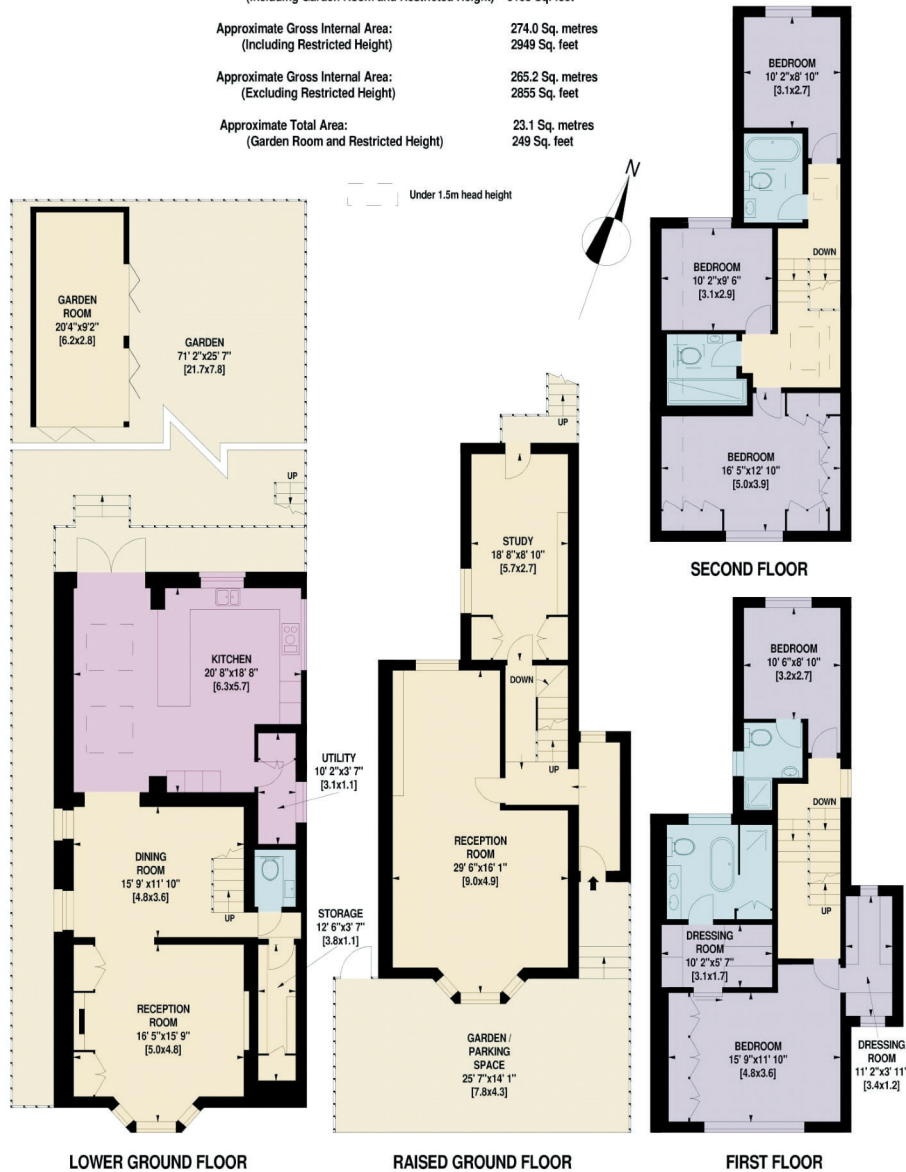
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## ELSYNGE ROAD, SW18

Approximate Total Area: (Including Garden Room and Restricted Height)	288.3 Sq. metres 3103 Sq. feet
Approximate Gross Internal Area: (Including Restricted Height)	274.0 Sq. metres 2949 Sq. feet
Approximate Gross Internal Area: (Excluding Restricted Height)	265.2 Sq. metres 2855 Sq. feet
Approximate Total Area: (Garden Room and Restricted Height)	23.1 Sq. metres 249 Sq. feet



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-95)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	43	52
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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