



Ouseley Road, Wandsworth, London **SW12**

Ouseley Road, Wandsworth , London SW12

This spectacular five-bedroom family house of over 2,600 sq ft is beautifully presented, retaining many of its original features and boasting grand proportions in all principal rooms.

The elegant double reception room features high ceilings, a striking feature fireplace, hardwood floors and bespoke cabinetry and shelving which flank the chimney breast and line the back wall. To the rear of the property you find the spacious kitchen breakfast room. This room is incredibly bright thanks to the impressive skylight and bi-fold doors which run across the full width of the back of the house.



Guide price: 2,350,000

Tenure: Available freehold

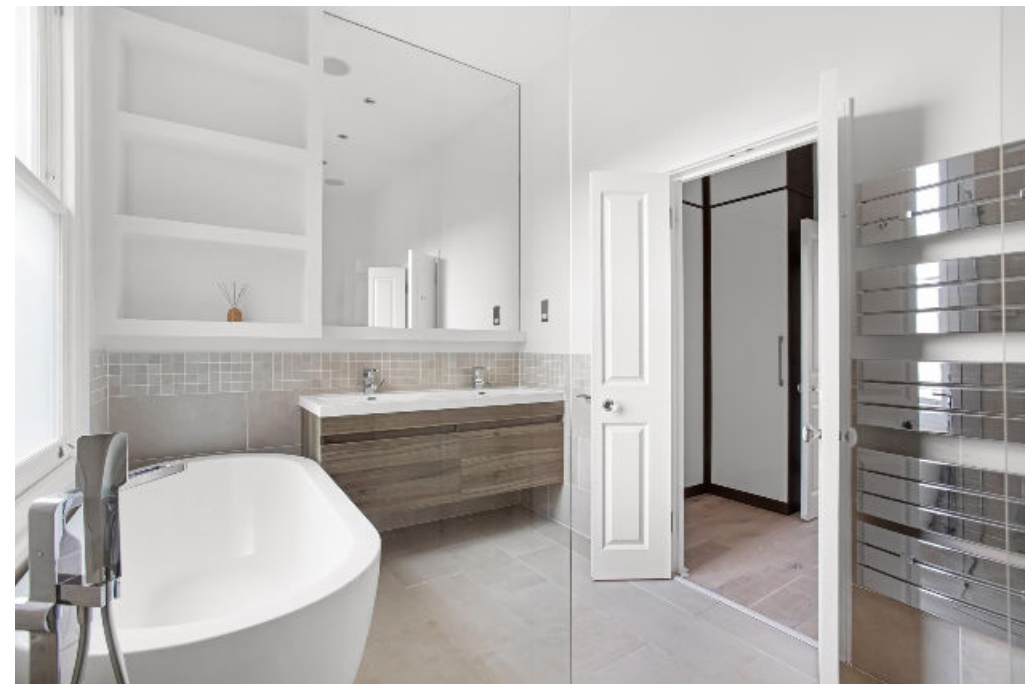
Local authority: London Borough of Wandsworth

Council tax band: G

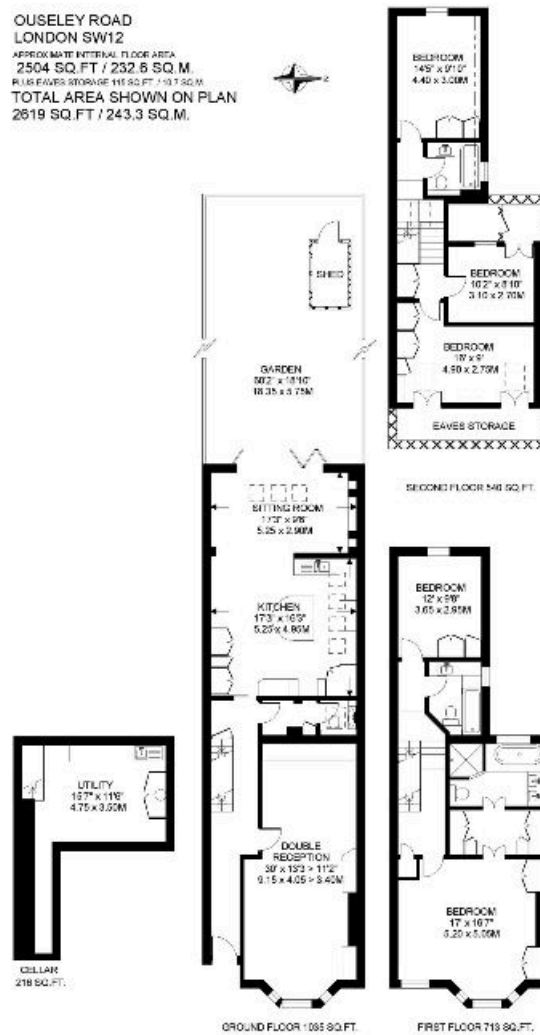
The kitchen itself has integrated high quality appliances, lots of built in storage and a central island/breakfast bar. There is plenty of room for a dining table as well as comfortable seating making the space ideal for both everyday family living and entertaining. The immaculate 60ft west-facing garden is low maintenance and features a large patio and artificial grass. A downstairs cloakroom completes the ground floor level.

The impressive principal suite is to the front of the first floor and benefits from the large bay window, built-in cabinetry, a walk-through dressing room with ample wardrobe space and a luxurious en suite bathroom with large walk-in shower, freestanding bath and twin sinks. An additional bedroom and family bathroom are also on this floor. Stairs lead up to the second floor and three further bedrooms, the larger two with built-in wardrobes, and another family bathroom.

In addition, there is a tanked basement with good ceiling height and comprises a large utility room with further storage.



OUSELEY ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR AREA
2504 SQ. FT. / 232.6 SQ. M.
PLUS EAVES STORAGE 116 SQ. FT. / 10.7 SQ. M.
TOTAL AREA SHOWN ON PLAN
2619 SQ. FT. / 243.3 SQ. M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Wandsworth & Clapham
26 Bellevue Road
London SW17 7EB

We would be delighted to tell you more

Natasha Edney
020 8682 7772

knightfrank.co.uk

natasha.edney@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 13.12.2033. Photographs and videos dated 31.11.2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.