



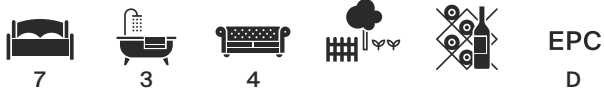
Veronica Road, Heaver Estate **SW17**

Veronica Road

SW17

One of Balham's finest properties, this stunning seven bedroom, Victorian, double-fronted home has been recently refurbished to the very highest standard by one of London's leading interior designers and build teams. Positioned on one of the Heaver Estate's most desirable roads, the property comprises an expansive open plan chef's kitchen with large floor-to-ceiling glass doors leading onto the 78ft private garden.

Veronica Road is a beautiful and quiet tree lined street of double-fronted houses in the Heaver Estate Conservation Area. It is just steps away from Tooting Common and all its amenities.



Guide price: £4,800,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

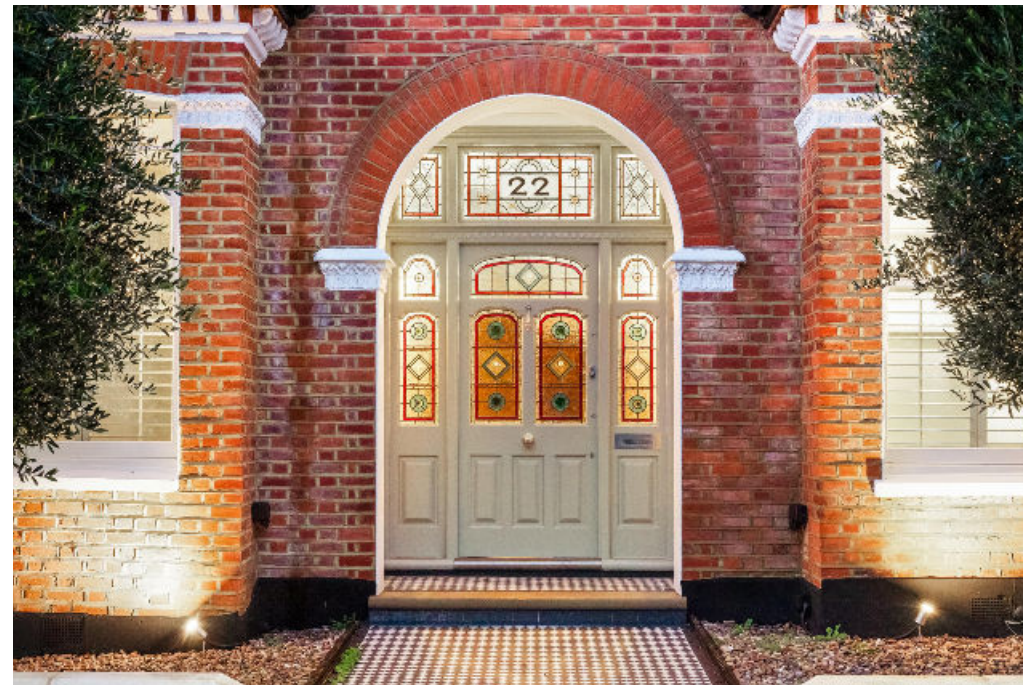
Council tax band: H



An impeccable example of timeless style, the home retains many period features and is accessed via a beautiful, stained-glass door into a wide entrance hall with original tiling.

Two formal reception rooms sit on either side of the magnificent entry, featuring handcrafted plaster mouldings, feature fireplaces (one stone, one oak) and custom fitted solid wood cabinetry. To the rear, the kitchen/family space comprises an expansive, bespoke open plan chef's kitchen followed by a useful utility area, walk in pantry and study/playroom. Floor-to-ceiling glass-paned doors lead out to the garden, one of the largest on the road. A decked area at the end provides a brilliant space for entertaining in the warmer months.

There is also a very large open plan basement and spiral wine cellar with generous ceiling heights extending beneath the garden, unusually benefiting from abundant natural light.





The first floor is comprised of the principal bedroom, with large dressing area which leads through to a bright and stylish en-suite bathroom, complete with separate bath and shower.

Six additional bedrooms (one with en-suite shower room) and a large family bathroom complete the upper levels.





VERONICA ROAD LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

5463 SQ.FT / 507.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS

130 SQ.FT. / 11.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN

5593 SQ.FT. / 519.4 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

Jack Gravestock

020 3667 6751

jack.gravestock@knightfrank.com

knightfrank.co.uk



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.

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