

Patten Road, Wandsworth **SW18**

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# Patten Road, Wandsworth SW18

Patten Road is located on the sought after 'Toast Rack' on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station into the City and the Westend.

The area is extremely well served by both private and state schools and falls within the Beatrix Potter catchment area. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer Cricket and Magdalen Park tennis clubs.



**Guide price:** £6,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H













Set well back from the road the house is approached via a wonderful front garden with private parking to one side. The beautiful entrance hall, complete with original mosaic tiling leads to both a reception room, complete with a bay window, feature fireplace and decorative ceiling plasterwork and a study.

Towards the rear of the house is a large open plan kitchen family room which benefits from views out of the private landscaped garden. The contemporary kitchen offers generous storage space, has a large island and features Gaggenau appliances.

The informal reception room/ snug is located to the side of the family room and partitioned with glass thus allowing for a semi-open plan living space. There is also a guest WC and boot room on this floor.

Stairs lead down to an impressive lower ground floor which has been cleverly designed to maximise light and space. To the front is a bay windowed guest bedroom with an en suite bathroom. Additionally, there is a well equipped utility room and separately a guest WC. The main space is a large family room currently housing a table tennis table, table football and TV areas. Large sliding doors open onto a courtyard area allowing access to the garden. There is a gym area which then in turn leads to the Spa. Located under the garden the indoor pool has a hydro jet installed and there are changing facilities along with a steam room. Doors to the gym and pool areas also allow fresh air, light and access to the garden.

The first floor comprises a generous guest bedroom and a principal bedroom suite. The main bedroom occupies the section to the front of the house and then flows back towards a dressing room and in turn steps down to the en suite which comprises a roll top bath, separate shower cubicle and vanity unit.

The second floor comprises an additional three bedrooms and one bathroom with the largest of the three having an en suite shower room and a balcony.



















A beautiful, refurbished and extended double fronted home on one of the Toast Racks most sought-after roads.



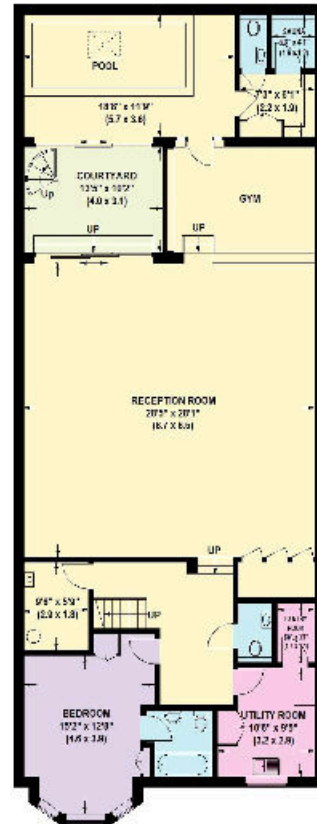




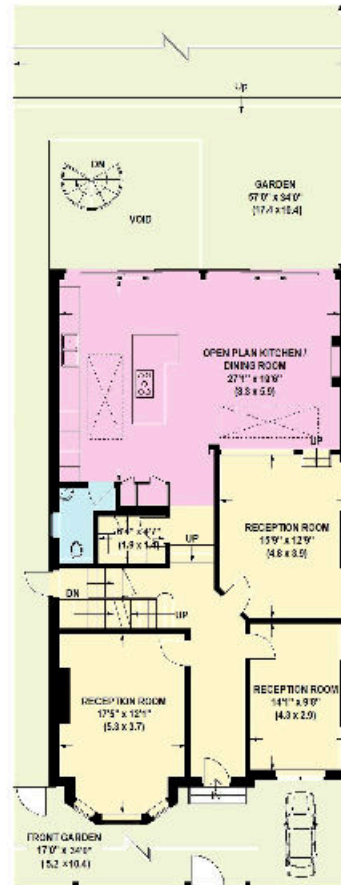


## PATTERN ROAD, SW18

Approximate Gross Internal Area : 454.9 sq. metres  
(Excluding Eaves) 4897 sq. feet



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

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

**Sam Sproston**  
020 8682 7768

[sam.sproston@knightfrank.com](mailto:sam.sproston@knightfrank.com)

**Jack Gravestock**  
020 3667 6751

[jack.gravestock@knightfrank.com](mailto:jack.gravestock@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.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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