



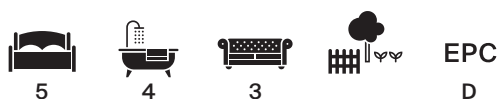
Spencer Road, Wandsworth **SW18**



Spencer Road, Wandsworth

SW18

Arranged over four immaculate floors is this sensational five bedroom, semi-detached house, this home is presented in a contemporary style throughout whilst maintaining a beautiful period façade.



Guide price: £3,150,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: H

Upon entry you are welcomed into the breath-taking reception room which spans the length of the raised ground floor. The reception room is bathed in natural light thanks to the extensive use of glass in the double height atrium, offering un-interrupted views over the garden. The reception room is fitted with twin fireplaces, flanked by hidden storage. In addition, on this level is a study with good storage space and a second glass balcony overlooking the ground floor.

The lower ground floor, which also has access to the front, comprises a utility room, a cloakroom and the play room/bedroom 5 with built in storage and French doors onto a terrace. To the rear is a wonderful modern kitchen/dining room which has been designed to provide optimal and practical space. A wide range of Poggenpohl units hold envious amounts of storage and house stylish Gaggenau and Neff appliances which include a large fridge/freezer, a plate warmer, a steam oven, oven and a microwave oven.

An internal, reclaimed brick wall adds an extra warmth to the dining area which is further extended by large folding glass doors which open onto the garden and large slabs of polished concrete extend from the kitchen/dining room out into the patio area. The beautifully landscaped 78ft garden which is on two separate levels boasts both a patio and a lawn surrounded by a variety of trees and shrubs. It benefits from access to the front of the house which is ideal for bicycles and storage.

A stylish open rise staircase leads to the first floor which has a spacious principal bedroom with built in wardrobes and a luxuriously appointed en suite shower room. There is a further family bathroom and double bedroom on this floor. The second floor provides two more light and bright double bedrooms with en suite shower rooms, one of which leads onto a charming roof terrace with views across the garden.

The property further benefits from underfloor heating throughout the ground and lower ground floor, Lutron lighting, Cat 5 cabling and CCTV.



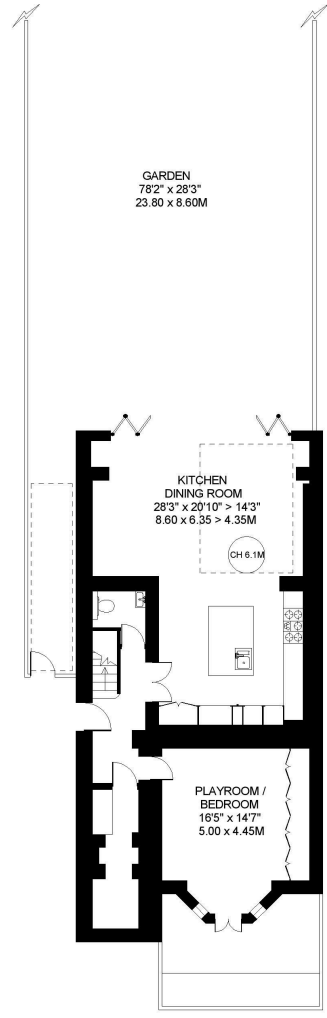




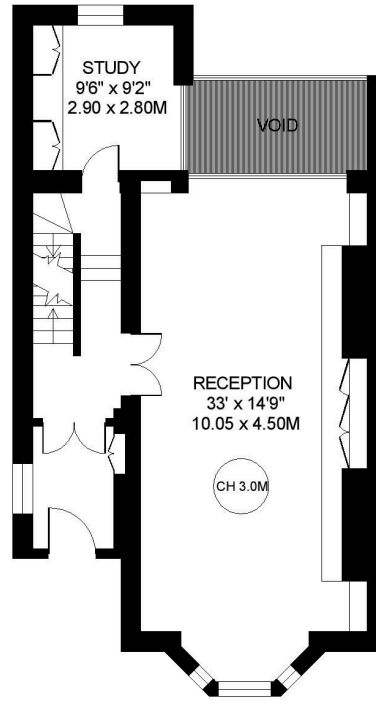
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Approximate Gross Internal Floor Area
2,944 sq ft / 273.5 sq m

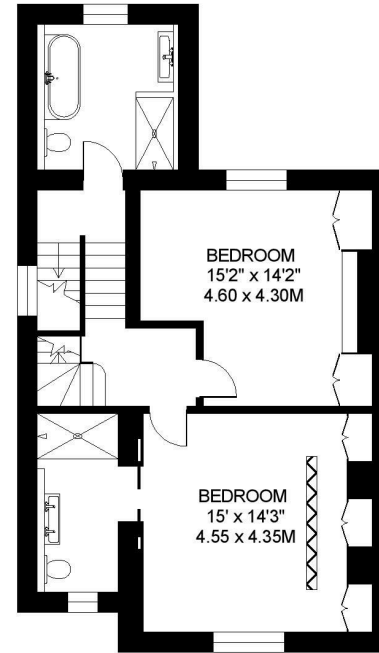
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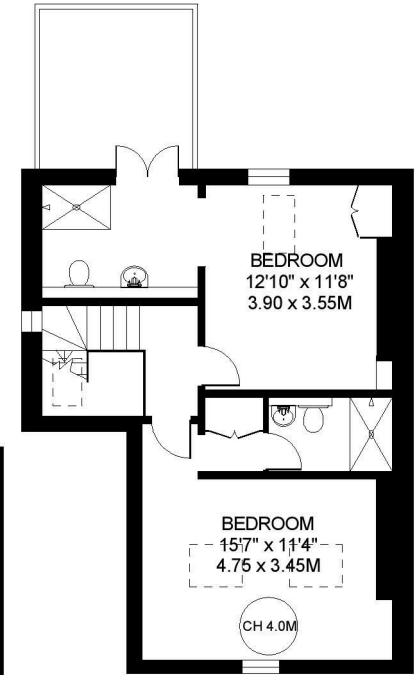
LOWER GROUND FLOOR 962 SQ.FT.



GROUND FLOOR 725 SQ.FT.



FIRST FLOOR 712 SQ.FT.



SECOND FLOOR 545 SQ.FT.

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