



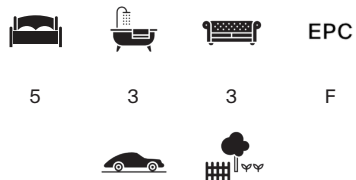
NICOSIA ROAD

London SW18



NICOSIA ROAD LONDON, SW18

Beautiful five bedroom, Victorian house with side access and parking
on a popular road within the prestigious Toast Rack.



Local Authority: London Borough of Wandsworth

Council Tax band: H

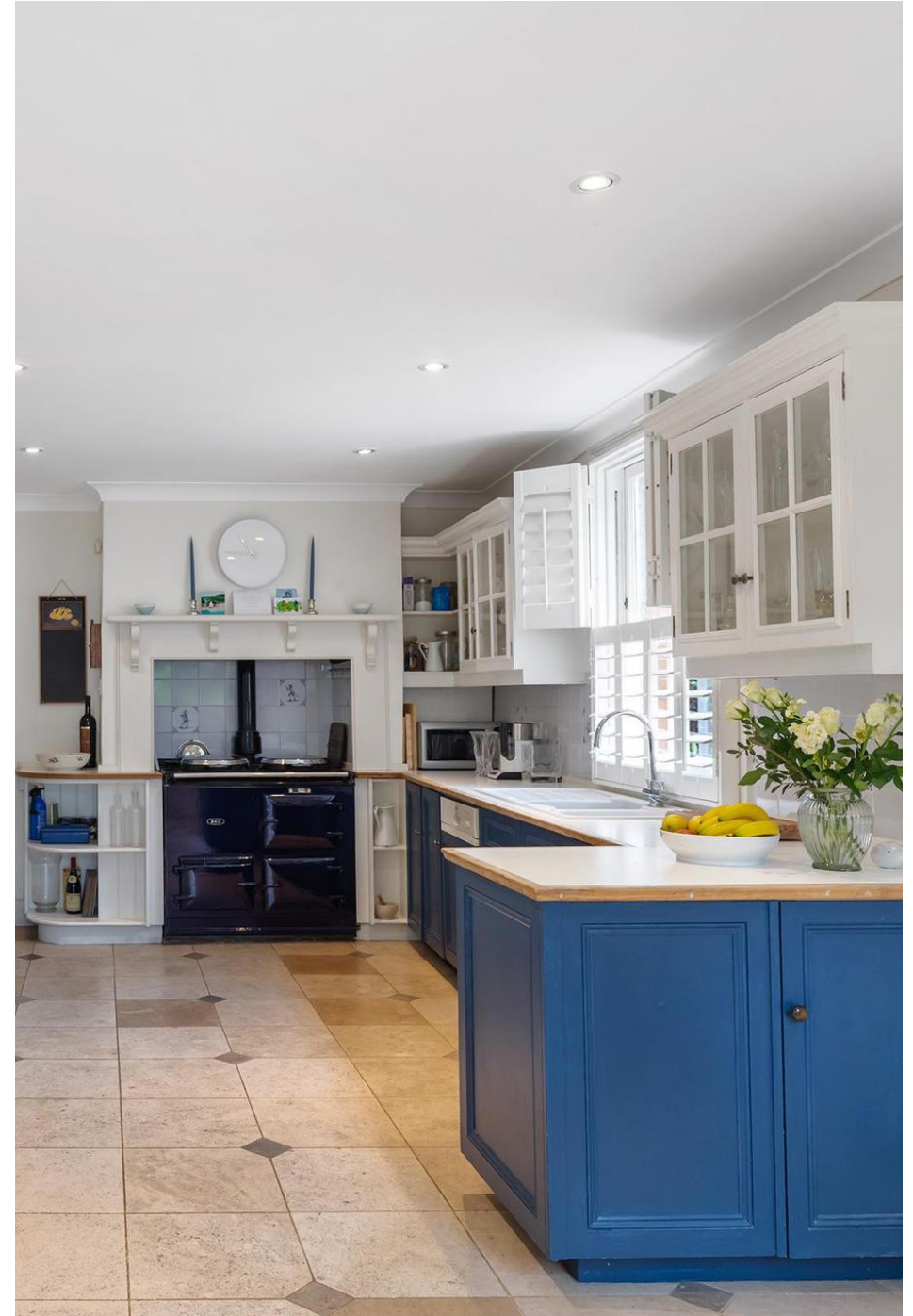
Tenure: Freehold

Guide price: £2,895,000



A CHARMING FAMILY HOME IN A SOUGHT-AFTER LOCATION

This truly wonderful double fronted house is situated at the end of the road and is completely unique with such a charm to the home. The property is positioned on the coveted south-facing side, set back from the road, with a driveway accommodating one car. A true masterpiece of period architecture, the home retains many original features and offers a blend of classic and contemporary living spaces. Upon entering through the side entrance, you are greeted by a wide entrance hall adorned with intricate cornicing. To the right, an elegant bay-fronted reception room boasts a stunning open fireplace and impressive three meter high ceilings with exquisite original plasterwork. Adjacent is a sophisticated dining room, also with a beautiful bay window and charming original features, leading to a slender, characterful door that opens into the kitchen.





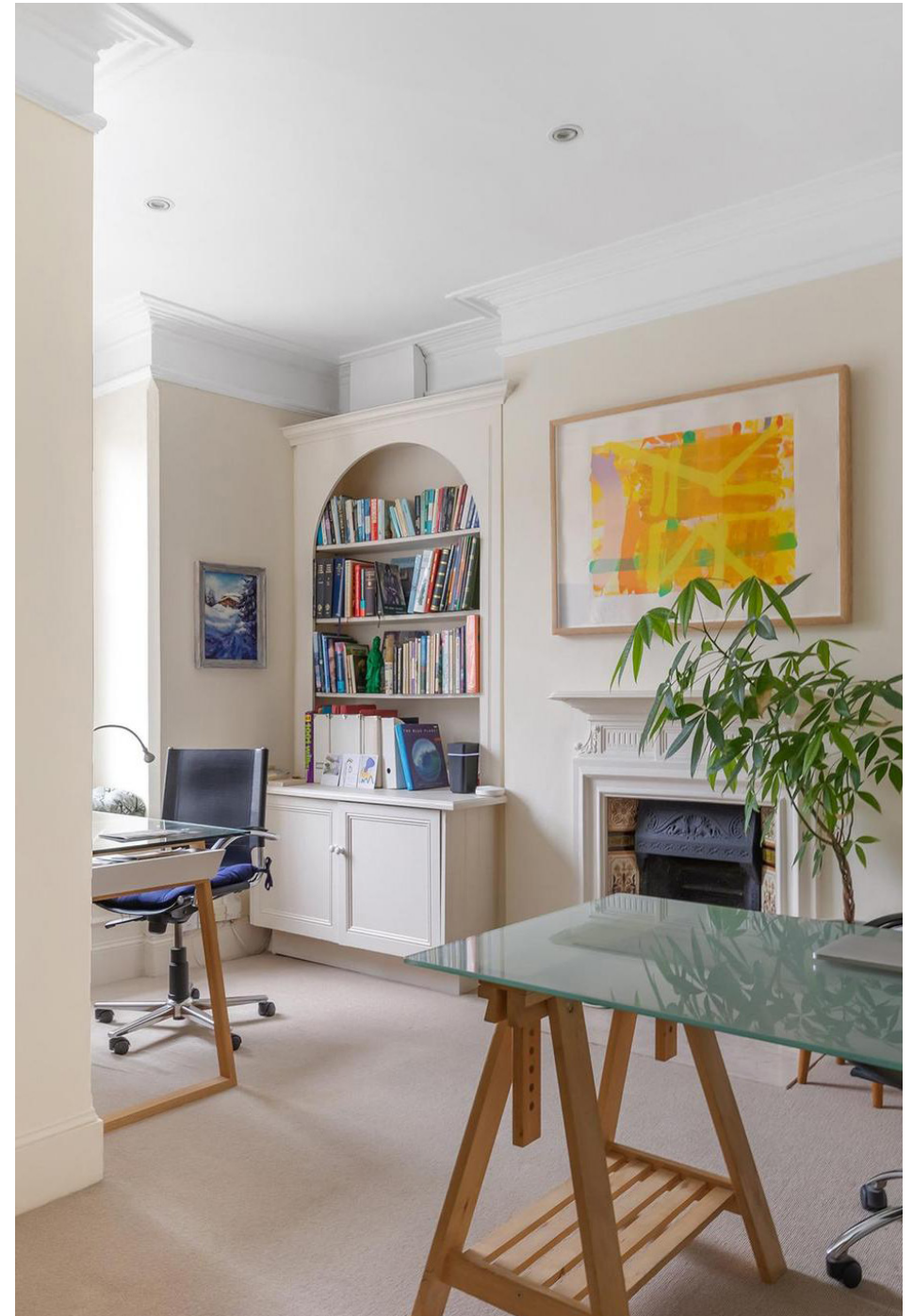


The hallway continues to a useful corridor with access to a well-equipped cellar utility room, a coat cupboard, and the bright kitchen/breakfast room, with both a gas-fired AGA and a separate electric oven. French doors extend the entertaining space to a meticulously landscaped, private south-facing garden. The garden, a serene oasis, includes a shed and a versatile studio space with independent access from Baskerville Road, perfect for an office, workspace or gym, with the additional functionality of a garage. The ground floor also includes a conveniently located WC accessible from both inside and outside the house. Ascending to the first floor, you'll find a double bedroom at the rear with a large sash window and bespoke cabinetry, along with a well-appointed family bathroom. The magnificent principal suite at the front features a walk-in wardrobe and an en suite bathroom, designed as a Jack and Jill bathroom to also serve an additional double bedroom on this level, complete with integrated wardrobes. The top floor houses two more double bedrooms, one with an en-suite bathroom and both with integrated wardrobes. A storage cupboard on this floor offers potential for conversion into a small study space. The entire top floor is bathed in wonderful natural light, consistent with the rest of the house. The cellar, converted into a practical utility room, includes an additional sink, space for a washing machine



LOCATION

Nicosia 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 West end. 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.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 267.84 sq m / 2,883 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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