



NICOSIA ROAD

Wandsworth SW18





# TIMELESS ELEGANCE IN A SOUGHT-AFTER LOCATION

A fantastic six bedroom, Victorian house with side access and parking  
on a popular road within the Toast Rack



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide Price: £4,500,000





## NICOSIA ROAD, WANDSWORTH SW18

Situated on a peaceful one-way street, this exquisite home is set back from the road and features a private driveway. An impeccable blend of timeless elegance and modern comfort, the property retains numerous period features and is accessed via an impressive, wide entrance hall showcasing a stunning galleried staircase.

To the left of the hallway, a spacious and elegant bay-fronted reception room boasts an open fireplace flanked by custom-built cabinetry, lofty high ceilings, and intricate original ceiling plasterwork. At the heart of the ground floor is a generous dining/family room, currently utilized as a children's playroom, offering flexible use to suit a family's needs.











## MODERN FEATURES IN A CLASSIC HOME

To the rear, the modern kitchen-diner featuring a Rangemaster oven, ample built-in storage, and a stylish breakfast bar. Skylights flood the space with natural light, while the additional sitting area provides a versatile hub for family living. Accessed from both the hallway and the second reception room, the kitchen has a natural flow, further enhanced by large French doors leading to a paved terrace. The terrace overlooks a beautifully maintained 58-ft garden, offering a serene, leafy outlook and exceptional privacy. A covered side access adds practicality, and a ground-floor WC completes this level.

The rear of the first floor houses a delightful double bedroom with two large sash windows and an en suite bathroom. At the front, the magnificent principal suite exudes sophistication, with a charming feature fireplace, extensive built-in storage, and a contemporary bathroom. The bathroom boasts a freestanding bathtub, a separate shower, and a generously sized vanity unit. This floor also includes a bright and functional study.







## A QUINTESSENTIAL LONDON LOCATION

The top floor comprises three further double bedrooms, each with built-in wardrobes, and a stylish family bathroom featuring modern fixtures and finishes. The basement has been thoughtfully converted into additional living space, including a versatile reception room and a practical utility room with a sink, space for laundry appliances, and a separate WC. This home masterfully combines classic style with contemporary functionality. Its flexible layout, private parking, and a stunning 58-ft garden make it the ideal choice for modern family living.

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 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.















(Including Loft & Excluding Shed)  
Approximate Gross Internal Area = 326.29 sq m / 3512 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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