

## Priory Grove, Stockwell, SW8

£2,500,000 - £2,750,000

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PLEASE QUOTE JW0326 - GUIDE PRICE £2.5M - £2.75M - Stunning four/five bedroom detached family residence (3,082 Sq.Ft) with secure gated parking and garage, set amongst charming south facing walled gardens in a highly desirable location on the edge of beautiful Larkhall Park. Just a short walk from Stockwell station and a hive of vibrant amenities, the property offers superb flowing living space with enormous period appeal, elegance and character, with high ceiling and bespoke detailing, sympathetically enhanced with stylish interiors and modern design.

Featuring considerable space for entertaining, relaxing and dining, with a breath-taking 26' vaulted reception room (the former studio of a sculptor), a delightful dining room opening onto the gardens, a library/snug, study, and a further front reception/fifth bedroom, this lavish home provides an exceptional base with enormous versatility and charm.

Further features include an impressive high spec kitchen, two bath/shower rooms plus guest WC, gas central heating, underfloor heating, attractive floor coverings and ample inbuilt storage, including an expansive loft space for storage or further versatile use (STPP).

Accommodation comprises entrance hall with access to guest WC, leading into the front aspect reception/bedroom and study. To the rear of the property, the beautiful vaulted reception room provides fantastic living space with double doors spilling out onto the garden. The adjoining dining room, with wood burning stove and garden access, flows through to the large fitted kitchen, comprising a quality range of white fronted wall and base units with work surfaces, incorporating inset sink unit, induction hob, wall mounted oven, and further space for appliances. There is also planning permission for a skylight to flood the dining area with additional light. A separate utility area offers additional work and appliance space.

The garage is currently used as a further utility/boot room, with inbuilt storage and access to the front of the house.

To the first floor, there are four generously sized bedrooms - one with access to a terrace area - plus a wonderful family bathroom with free-standing bath suite and walk-in shower, and a further shower room.

The property is very conveniently located on an attractive one-way street, on the edge of beautiful Larkhall Park and close to the emerging Nine Elms redevelopment area. Stockwell and Nine Elms stations (Zone 1) are close-by, with connections to the City and West End within approximately 15 minutes. Numerous regular bus routes also provide excellent cross-London links. The area is well served by local shops and vibrant bars, restaurants and amenities including hidden gems such as the award winning ' Moonstruck' cafe and the 'Canton Arms' pub, with Battersea Power Station within walking distance for a further eclectic mix of leisure, dining and entertainment options. Neighbouring Larkhall Park provides a beautiful open space for walks and relaxation.

Viewings are highly recommended.

## Key Features

- PLEASE QUOTE JW0326
- SOUGHT AFTER STOCKWELL/NINE ELMS LOCATION
- 4/5 RECEPTION ROOMS
- 2 LUXURY BATH/SHOWER ROOMS PLUS GUEST WC
- SECURE GATED PARKING AND GARAGE
- STUNNING 4/5 BED DETACHED FAMILY RESIDENCE (3,082 SQ.FT)
- CHARACTER APPEAL AND ELEGANCE
- HIGH SPEC KITCHEN AND SEPARATE UTILITY
- SOUTH FACING WALLED GARDEN
- CLOSE TO STOCKWELL/NINE ELMS STATION AND AMENITIES

### Priory Grove

Approximate Gross Internal Area = 286.3 sq m / 3082 sq ft  
(Including Basement)  
Including Limited Use Area (1.9 sq m / 20 sq ft)

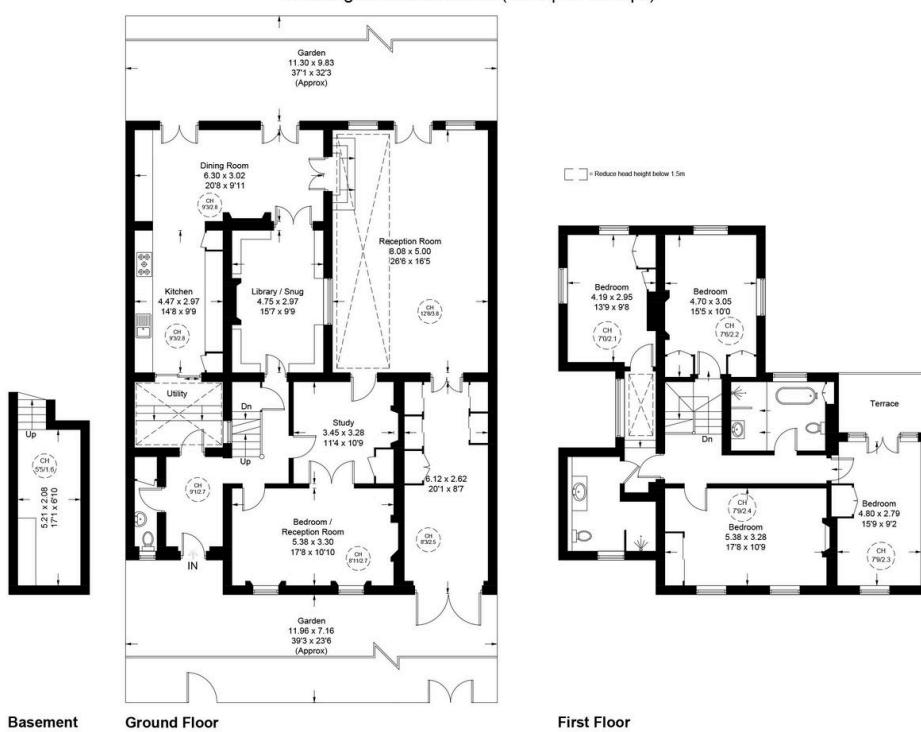


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