



## Stockwell Park Crescent, SW9

£1,599,500

A remarkable Grade II listed Georgian two-bedroom home, presented in fabulous condition throughout. Offering an abundance of living space, this flexible property features a wonderful south-facing garden and has planning permission in place to create a 3/4 bedroom home with ease.

Stockwell Park Crescent is one of South London's most desirable streets, situated just a short walk from Stockwell Tube Station (Victoria and Northern lines). Located within the conservation area and known for its strong community feel and excellent local amenities, with a wide range of shops, restaurants, and cafés nearby, as well as easy access to both Brixton and Kennington Park.

### Features

- Georgian Home
- Excellent Condition
- South Facing Garden
- Peaceful Location
- Reception Space
- No Onward Chain



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Set back behind a well-kept front garden, the charming raised ground-floor entrance hall with original wooden floors leads into a double-length reception room, boasting gorgeous high ceilings and intricate ceiling detail. The room features two open fireplaces, bespoke cabinetry, and is filled with natural light from two large sash windows. Given the generous reception space throughout the property, there is ample scope to create a third and fourth bedroom if desired where previous planning permission had been sought. To the rear is a generous double bedroom with views over the beautifully maintained garden, served by a stylish family bathroom.

The lower ground floor is the real heart of this lovely home, with a warm and inviting living space at the front and an ideal space to relax and unwind. The house has been extended to the rear to create a vibrant and sociable kitchen/diner, enhanced by a glazed roof that floods the space with light. Great attention to detail has been given to the bespoke kitchen, which offers excellent storage and is perfect for those who love to cook, including a slightly raised centre island for easier food preparation. Large glazed doors open fully to provide seamless access to the garden, creating a wonderful extension of the living space.

The top floor is devoted entirely to the principal bedroom. Spanning the full length of the house, this exceptional space features a vaulted ceiling, extensive built-in storage, and a sumptuous en-suite shower room.



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