

# Ormeley Road

LONDON SW12



## An exceptional six-bedroom double-fronted semi-detached Victorian family home with a two-bedroom detached annex, heated plunge pool and luxury finishes.

Situated on one of Balham's most sought-after roads, this remarkable six-bedroom freehold home combines Victorian grandeur with cutting-edge modern design. Extending to over 3,800 sq ft including a 750 sq ft self-contained two bedroom detached annex, the property offers exceptional family accommodation with exquisite attention to detail throughout.

Through the beautiful Victorian stained-glass door, you are met with a grand entrance hall featuring high ceilings, tiled flooring and a stunning staircase. There are two elegant reception rooms to the front, each showcasing original fireplaces, period features, bay windows and wooden floors.

To the rear lies the magnificent open-plan kitchen, dining and living space with a designated TV area with built in storage and a wood burner — the true heart of the home.

The bespoke kitchen is equipped with premium appliances including a Lacanche range cooker, Fisher & Paykel fridge, AEG microwave and a Miele dishwasher. Full-width bi-fold doors open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living. The ground floor further benefits from a downstairs WC with storage and two Liebherr wine fridges.





The first floor hosts the luxurious principal suite overlooking the garden, complete with a walk-in wardrobe and en-suite bathroom with dual sinks, a freestanding bath and shower. Two additional bedrooms on this level feature built-in wardrobes, bay windows and share a stylish Jack & Jill bathroom. A spacious landing and useful utility room complete this floor.

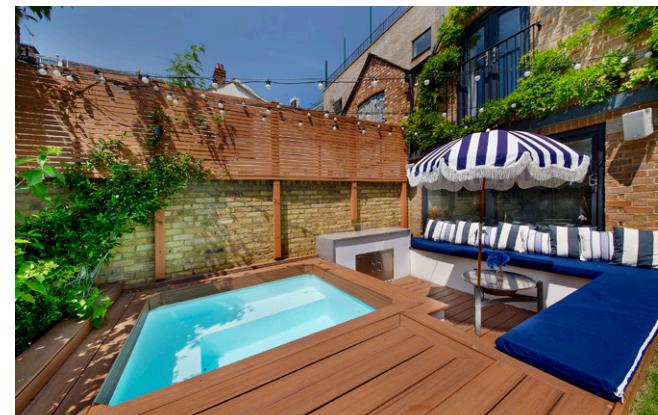
The top floor offers three further bedrooms, two high-quality bathrooms (one en-suite), superb eaves storage and with all six bedrooms benefitting from air conditioning.

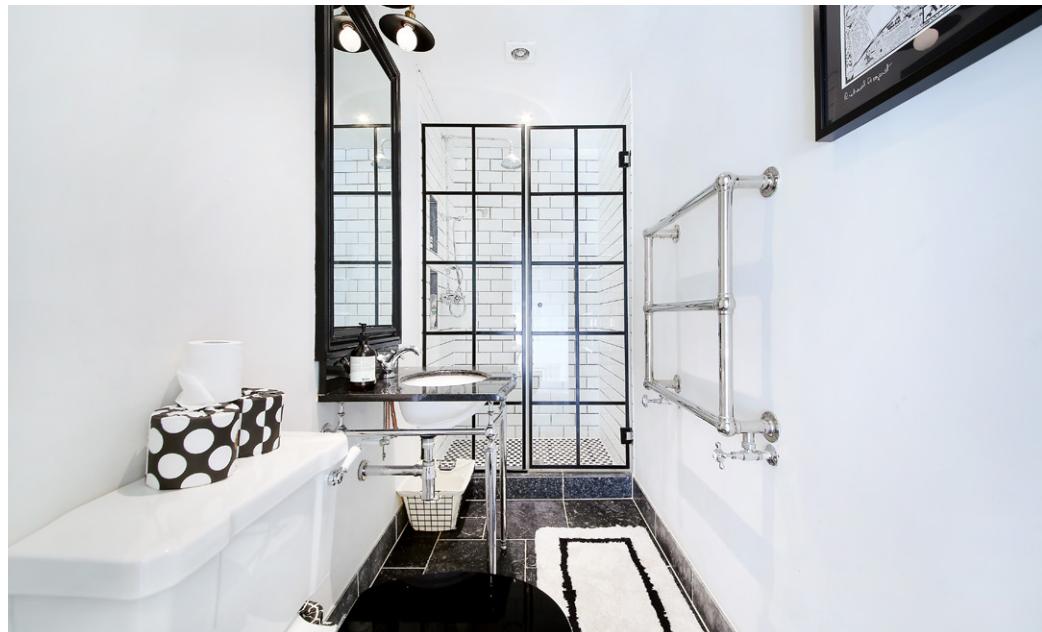
The garden has been thoughtfully designed for entertaining, with a heated plunge pool/decking area by Desjoyaux Pools, an irrigation system and an impressive outdoor kitchen featuring roller shutters, a GardenLine Egg coal BBQ, Treager Timberline XL and a Gozney Dual Fuel Dome — perfect for year-round alfresco dining.

The self-contained two-bedroom detached annex with separate access provides an additional 750 sq ft of versatile space, ideal for guests or use as a home office/gym. It includes electric radiators, an electric hob and a solar-assisted heat pump for efficient heating and hot water.

The property has been fitted with extensive smart and eco features, including Nest thermostats & smoke alarms, 24 solar panels, Tesla Powerwall, electric car charger, solar immersion switch, Harvey water softener, MegaFlow system, Ring security system, Sannce cameras and full solar integration for energy efficiency.

This truly is a rare opportunity to acquire a home that combines Victorian elegance, modern innovation and sustainable living, all just moments from Balham's cafés, restaurants and transport links.

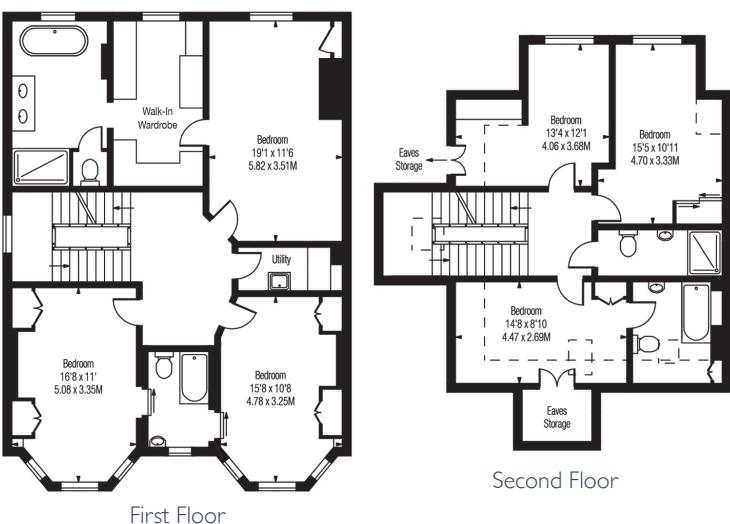
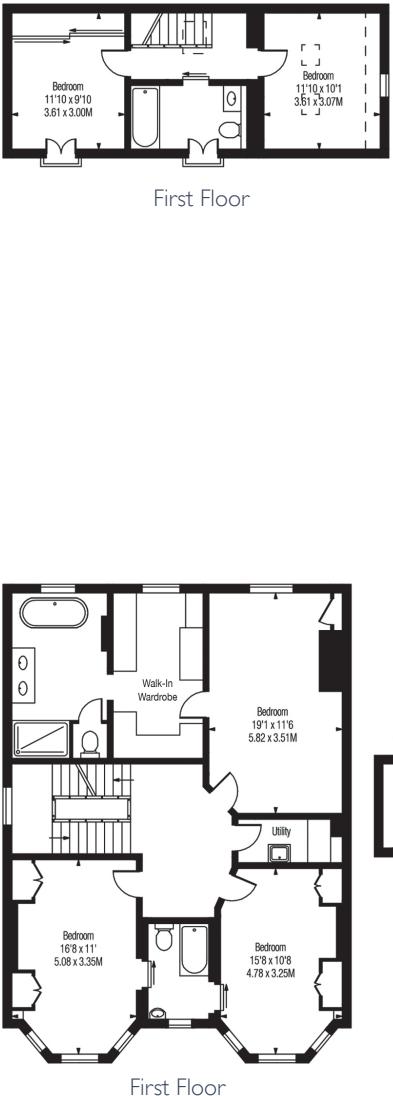
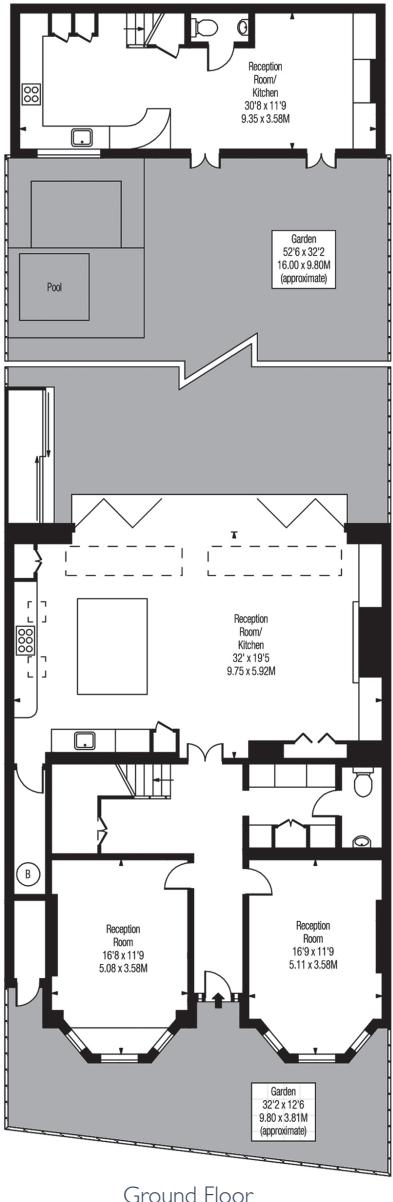




## Approximate Gross Internal Area

360.18 sq.m. (3,877 sq.ft.) Includes limited use area and eaves - 184 sq.ft.

Includes annexe - 736 sq.ft.



- Exceptional six-bedroom double-fronted semi-detached Victorian family home
- Over 3,800 sq ft including a 750 sq ft detached two-bedroom self-contained annex
- Stunning open-plan kitchen/dining/living space with bi-fold doors leading out onto the garden
- Three reception rooms with period features and fireplaces
- Principal suite with a walk-in wardrobe and luxury en-suite
- Landscaped garden with a heated plunge pool/decking area and outdoor kitchen
- Solar panels, Tesla Powerwall & electric car charger
- Air conditioning in all bedrooms & advanced home security
- Bespoke kitchen with high-end appliances and designer finishes
- Prime Balham location close to Wandsworth Common and numerous transport links

## Terms

Freehold

£3,750,000

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