



**Panmure Road, London**

Asking Price £1,475,000



## Property Summary

An exceptional 5 bedroom, 2 bathroom semi-detached house dating from 1880 with a 1 X BEDROOM GARDEN APARTMENT, offered to the market by Propertyworld. This rare house, is spacious, with over 2500 SQ FT of accommodation laid out over three floors and is packed with period detail. Flooded in light and finished to the highest specification, the house benefits from three reception rooms on the ground floor and beautifully proportioned accommodation throughout.

The house effortlessly combines a stunning Victorian aesthetic with a modern interior, ideal for contemporary living. On the ground floor there are two beautiful reception rooms to front with high ceilings, neutral decor, ceramic floor tiles and pack with period detail such as a stunning feature fireplace and picture rails. East facing the two rooms are flooded in warm natural light. The extended kitchen / diner is modern and fully fitted with an extensive range of wall and base units, integrated appliances, with marble worktops, feature island and inset sink. Bi-fold doors open into the pretty rear garden whilst the triple aspect offers a full 360 degrees perspective and beautiful views into the garden.

On the first floor there are 3 x DOUBLE bedrooms - all completed with high ceilings, stunning sash windows, neutral decor and charmed with extensive period touches. There are two exquisite bathrooms, finished in marble, and offering both a stylish yet warm ambience. Both have bath tubs, whilst the larger of the two include a separate walk in shower. On the top floor, there are two further double loft bedrooms and extensive eves storage. The rear garden is generous and mature with a stone patio leading from the house, lawn to the centre and an extensive range of plants and shrubs to side. Nestled in the rear, is an attractive GARDEN APARTMENT with one bedroom and an open plan kitchen. With heating and wi-fi, its an exceptional space ideal for teenagers, guests or simply as an extension of the house.

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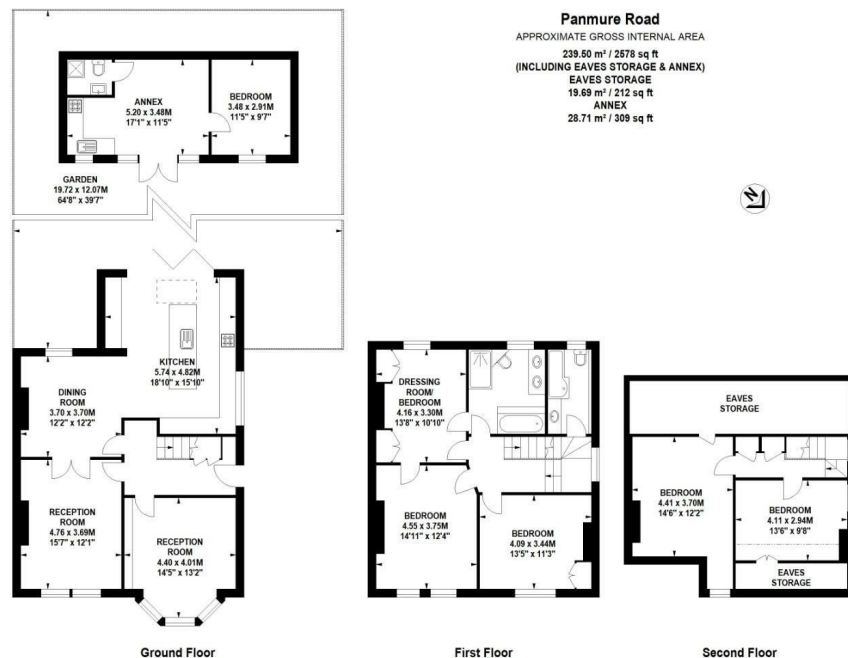
- A five bedroom semi detached house
- Includes a one bed garden apartment
- Three floors of accommodation and over 2500sq ft
- Off street parking for 3 cars with EV charger
- Three reception rooms & two bathrooms
- Beautifully finished & flooded in light
- A quiet leafy residential cul de sac
- Bathroom and kitchen finished in Italian marble
- A rare & fabulous family house
- EPC is E, Council tax is F

## Our Vendor Loves...

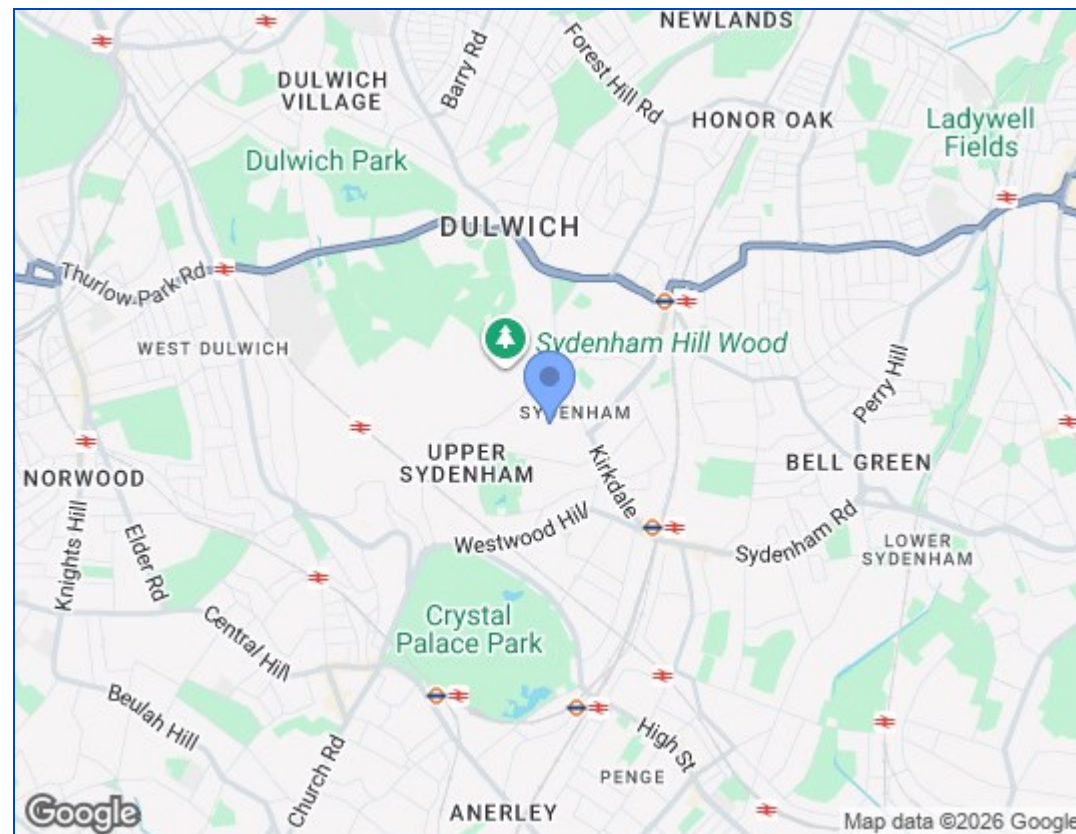
We bought the house almost exactly 20 years ago from a heart surgeon and its been a beautiful home. At the time, we had not expected to find anything as big or as beautiful, with such a lovely atmosphere and look. The road has proven itself to be rather special, tranquil, neighbourly, and very convenient. Life has changed for is now and its time to say goodbye.







SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 51                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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