



GLYCENA ROAD

London, SW11



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A wonderful five bedroom family home with a large west-facing garden and outbuilding, located in a pretty tree-lined street in Battersea.



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EPC

Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide Price: £1,750,000



A BEAUTIFUL FAMILY HOME WITH A GARDEN

Beautifully arranged over three floors and extending to over 2,000 sq ft, this elegant five-bedroom Victorian home has been thoughtfully modernised by the current owners. The house combines period charm with contemporary touches, offering generous living space, a landscaped garden, and a rare, fully fitted garden gym.

The ground floor flows effortlessly from front to back, beginning with a beautifully appointed bay-fronted reception room, showcasing a stunning fireplace and bespoke cabinetry. Beyond lies a stylish sitting room, leading through to the impressive open-plan kitchen and dining area. This wonderful family hub features sleek cabinetry, integrated appliances and ample space for both cooking and entertaining, with full-width bi-folding doors opening onto the garden to create a seamless indoor-outdoor connection.







The south-west facing garden has been designed for easy maintenance and year-round enjoyment, leading directly to a superb garden studio/gym which is a rare asset ideal for home workouts, a creative working space, or additional storage. The ground floor of the house further benefits from a utility room and guest loo, and a useful basement provides valuable storage, further enhancing the home's practicality.

Across the upper floors, the house offers five double bedrooms arranged with built-in wardrobes and excellent flexibility for family living. The first floor includes a generous principal bedroom with an abundance of built-in storage, spanning the width of the room, alongside two further bedrooms and a contemporary family shower room. The top floor provides two additional double bedrooms, one with its own private balcony, and a second bathroom, making this level ideal for teenagers, guests or a dedicated home office suite.



LOCATION

Glycena Road is a peaceful residential street in the heart of Battersea, close to the green open spaces of Clapham Common and Battersea Park, while the vibrant cafés, shops and restaurants of Northcote Road, Clapham Old Town and the iconic Battersea Power Station are all fabulous local options. Clapham Junction Station is only 0.5 miles away, providing fast and frequent connections to Victoria, Waterloo, Gatwick Airport and destinations across London and the south. Regular bus routes along Lavender Hill offer additional links into Chelsea, Nine Elms and the West End, making this an exceptionally well-connected address for both commuters and families. The property is located close to a selection of schools: Shaftesbury Park Primary School, John Burns Primary School, Belleville Wix Academy, and a number of respected independent options, including Emanuel School, Eaton House, Thomas's Day School, and Lycee Francais Wix School, are also within easy reach.









Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1250839)

(Including Basement / Loft Room)
Approximate Gross Internal Area = 187.2 sq m / 2,015 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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