



NICOSIA ROAD

Wandsworth SW18



NICOSIA ROAD WANDSWORTH, SW18

An exceptional, newly renovated six-bedroom Victorian semi-detached house with off-street parking and a south-facing garden on the sought-after Nicosia Road.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £4,250,000



A BEAUTIFUL FAMILY HOME ON THE COVETED TOAST RACK

Situated on a sought-after Wandsworth road, this beautifully refurbished Victorian semi-detached home blends period charm with contemporary living. Set behind a private driveway with off-street parking, it offers excellent kerb appeal. A welcoming hallway with original cornicing leads to a double reception room with bay window, high ceilings, and two working fireplaces. To the rear, a stunning Martin Moore bespoke kitchen/dining/family space opens onto a south-facing landscaped garden. A ground floor WC completes this level. The lower ground floor provides a spacious family/media room, utility room, and walk-in shower room. Upstairs, the principal suite features a bay window, walk-through dressing area, and en suite bathroom. A further double bedroom with en suite and a study/bedroom occupy the first floor, with three additional bedrooms and a modern bathroom on the top floor. Combining original features with high-spec finishes, this home offers flexible living in a prime Nicosia Road location.









(Including Basement / Loft Room)
 Approximate Gross Internal Area = 330.2 sq m / 3,554 sq ft
 Total Area Shown on Plan = 337.4 sq m / 3,631 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.

Jack Gravestock
+44 2036676751
jack.gravestock@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
London, SW17 7EB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.