



WANDSWORTH ROAD
LONDON, SW8

GRANT J BATES
— PROPERTY —



Elegant Victorian home with south-facing garden, studio and off-street parking

GJB

Wandsworth Road, London, SW8

Freehold

- Victorian Terrace with Modern Updates
- Bright Lounge with Fireplace
- Kitchen with Integrated Appliances
- Separate Study Space
- South-Facing Private Garden
- Garden Studio (Office/Gym)
- Two Double Bedrooms
- Additional Bedroom/Study
- Off-Street Parking
- Potential to Extend (STPP)

Description

Set along a well-connected stretch of Wandsworth Road, this elegant Victorian mid-terrace house presents a beautifully balanced home, combining period character with contemporary upgrades. Behind its traditional façade, the property offers a warm and inviting interior, with a strong sense of flow and natural light.

The ground floor is arranged around a generous through lounge, where a feature fireplace forms a focal point, anchoring both the living and dining areas. Oak flooring runs through, adding warmth and continuity. To the rear, the kitchen is classically styled, with integrated appliances and a layout that prioritises functionality and connection to the rest of the home.

Beyond, a separate bedroom/study provides a quiet and versatile space, ideal for an additional bedroom or home working space. The ground floor is completed with a guest WC and built-in storage, ensuring practicality.

To the rear, the south-facing garden has been arranged to create a private outdoor retreat. With great natural light throughout the day, it offers a sense of calm and seclusion, enhanced by a garden studio perfect as a creative space, gym, or additional home office.

Upstairs, two well-proportioned double bedrooms are arranged around a family bathroom, with clean design and good natural light. The property also offers scope to extend, subject to the usual planning consents, presenting an opportunity to further enhance both space and value.

Additional benefits include off-street parking and a position within easy reach of Wandsworth's local amenities, transport links and green spaces, this is a home that blends lifestyle, practicality and future potential.

Additional Information

Local Authority: Lambeth

Council Tax Band: E

EPC Rating: TBC

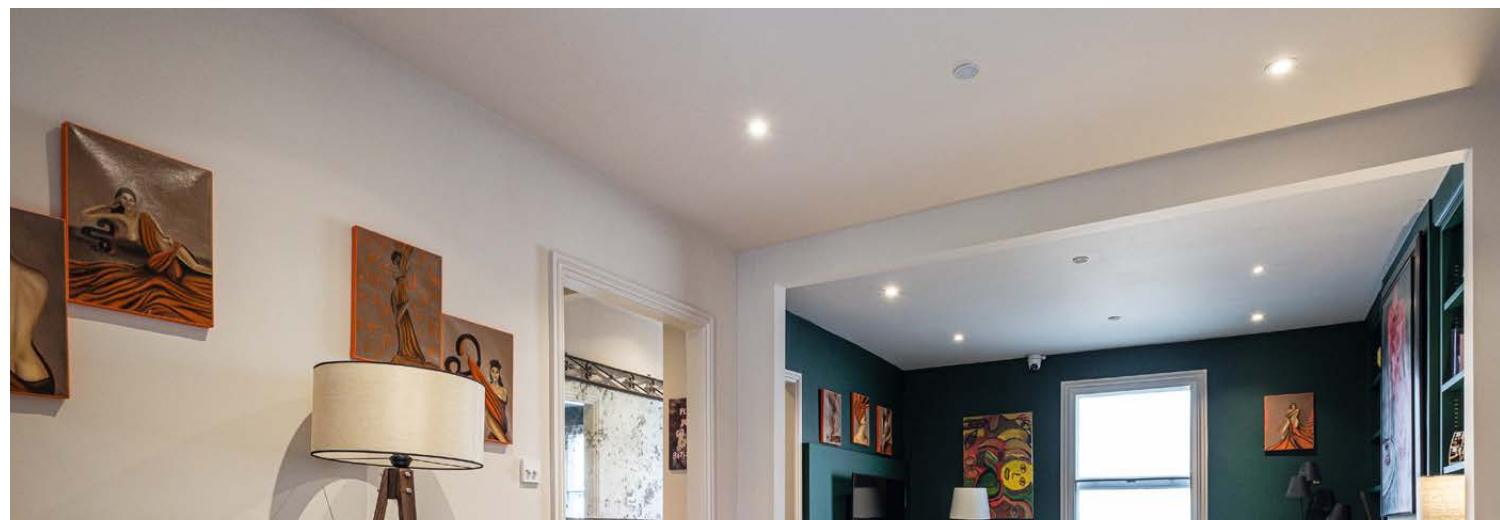
Will Leggatt

Broker

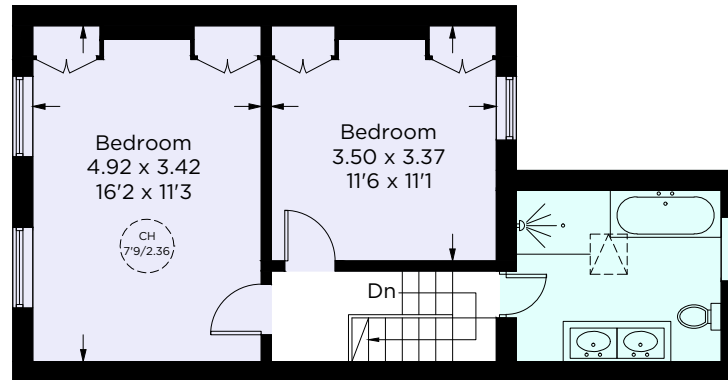
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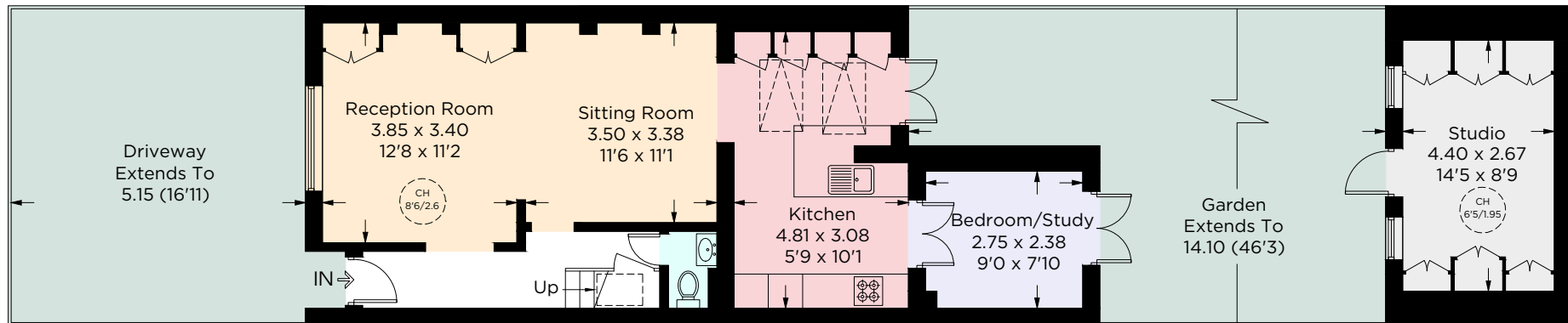




First Floor

CH = Ceiling Height

Reduced headroom below 1.5m / 5'0



Ground Floor

Wandsworth Road

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft, Studio = 11.8 sq m / 127 sq ft, Total = 111.9 sq m / 1204 sq ft

Approximate Gross External Area = 96.2 sq m / 1035 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.