



Fentiman Road
London, SW8

CHESTERTONS





Located on the sought-after Fentiman Road, this impressive family home offers substantial and flexible accommodation, combining strong kerb appeal with excellent potential for further extension and enhancement. The property provides generous living space throughout, including multiple reception areas and a large kitchen with an adjoining dining room on the ground floor— perfectly suited to both everyday family life and entertaining.

A particularly attractive feature of the layout is its versatility. The first floor is currently arranged as an additional reception room, creating a bright and impressive living space, though it could easily be reconfigured as a substantial principal bedroom if desired.

The lower ground floor further enhances the flexibility of the home, benefiting from its own private entrance. This level comprises two bedrooms and a bathroom, with one of the rooms equally well suited for use as a games room, cinema room, or independent living space for family members.

The property has been well maintained, retaining its charm and character, while offering clear scope for a new owner to update and personalise to their own taste.

There is also significant potential to extend, with both the main house and the existing garage offering exciting development opportunities (subject to the usual consents).

Outside, a wonderful garden provides a peaceful and private setting, ideal for relaxing or entertaining, with mature planting adding to its appeal. To the rear, a double garage offers excellent storage or secure off-street parking.

Everyday amenities such as local supermarkets, independent cafés and convenient services are all close at hand, alongside a popular selection of pubs, cafés and restaurants. Local favourites include The Fentiman Arms and nearby eateries around Vauxhall and Oval, while the open green spaces of Vauxhall Park and Kennington Park provide excellent opportunities for leisure and recreation.

This is a rare opportunity to acquire a substantial and adaptable home in a prime South London location, offering both immediate lifestyle appeal and outstanding future potential.

some images have been virtually staged**

- Attractive period home with strong kerb appeal
- Excellent potential to extend and enhance (STPP)
- Spacious kitchen with adjoining dining room
- First floor reception or principal bedroom potential
- Lower ground floor with private entrance
- Ideal for guests, nanny or leisure space

Asking Price £1,950,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	58 D	
21-38	F		
1-20	G		

Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Local Authority: Lambeth Council
Council Tax Band: G

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