



WISETON ROAD
LONDON, SW17

Hamptons
THE HOME EXPERTS



THE PARTICULARS

Wiseton Road, London, SW17

Guide Price: £5,750,000 - Freehold

- **6 bedrooms**
- **6 bathrooms**
- **Over 5000 sq ft**
- **Chain free sale**

Victorian Home, Extensively Renovated, Double Fronted, Over 5000 Sq Ft, Six Bedrooms, Six Bathrooms, Summer House, Three Floors, Garage, Off Street Parking, Air Conditioning, Chain Free Sale.

Hamptons

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A stand out family home by Wandsworth Common

An interior and architecturally designed double fronted Victorian home boasting over 5,000 sq ft of lateral space across three floors with six bedrooms, six bathrooms, multiple receptions, off street parking, garage, and additional summer house.

Description

The exterior of the property has been meticulously renovated to provide charming curb appeal. The ground floor offers a reception room to the front complete with panelling, coving, and stone fireplace. The oak herringbone flooring in the hallway continues through the majority of this floor and provides a fabulously light colour palette complimenting the natural light, there is a 386 bottle capacity wine room and utility room with integrated appliances. The rear of this floor, which has been extended, is home to the open plan kitchen and dining space, thoughtfully separated from the 2.5m wide hall with Crittall doors. The reception area features a marble fireplace while the TV room, which backs the front reception room, offers a snug space complete with log burner. The kitchen is bespoke, finished in a moody green with light marble tops. A butler sink, touch Miele appliances, wine cooler, coffee machine, and kitchen island, work to create a fantastic social entertaining space. The rear is lined with Crittall doors which flood the space with light assisted by multiple skylights, while the collapsible Crittall doors open to the west facing garden.

The old stable is a self-contained duplex guest area with a delightful feature arched window, double height, bespoke kitchen, en-suite bathroom and substantial bedroom. Underfloor heating has been installed across the entirety of the ground floor, summer house/stable, and in all bathrooms. The upper floors of the property house the bedrooms and bathrooms which feature two principal suites with walk in wardrobes and decadent bathrooms to include walk in showers and freestanding stone tubs. The bathrooms and finishes are courtesy of Lusso Stone There is air conditioning throughout the home and it is fully automated. A final point of note is the approved planning permission for a basement extension totalling 2,000 sq ft. For sale chain free this substantial home is a brilliant example of expert contemporary interior design while retaining the period charm of the original build.

Situation

Wiseton Road is situated within the sought after Bellevue Village, found at the Southern side of Wandsworth Common, with its wide variety of shops, restaurants and wine bars along Bellevue Road. Transport can be found at Wandsworth Common main line station with services to Clapham Junction, Victoria and Waterloo. Balham underground station provides transport via the Northern line into The City and West End. There are plenty of local bus services, which take you to Sloane Square and the West End. The area is renowned for its excellent selection of schools.



Local Authority
Wandsworth

Council Tax
Band G





Wiseton Road

Approximate Gross Internal Area. Ground floor = 1658 sq. ft. (154.0 sq. m.), First floor = 1384 sq. ft. (128.6 sq. m.), Second floor = 1160 sq. ft. (107.8 sq. m.), Summer House = 842 sq. ft. (78.2 sq. m.), Total = 5044 sq. ft. (468.6 sq. m.)

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

