





This substantial (3,010 sq. ft./279 sq. m.) semi-linked Victorian house with magnificent 80' garden offers two floors of entertaining space, four/five double bedrooms and invaluable off-street parking. Located on a prestigious street close to Wandsworth Common, fashionable St. John's Hill and excellent transport connections to The City/West End. This beautiful street was reportedly built for The Great Exhibition and showcased a variety of early-Victorian and mid-Victorian architectural styles; it is predominantly made up of impeccably maintained single family homes. This imposing property has been extended at both lower ground and ground floor level to provide superb entertaining space – the lower level could be extended even further into the garden if required (STPP). The lower ground floor currently features a huge front-to-back kitchen/dining/family room (and cinema room which can also serve as a large 5th bedroom if required). The wall separating this room has been removed but the owner can reinstate if separation is required. Access is onto the rear garden and dining patio is via full-width glass doors.

The kitchen is well fitted with stylish units and Corian worktops including a curving peninsula unit. It is well-equipped with good quality appliances and also features a walk-in larder. Also on the lower level are a handy shower/WC with adjoining sauna and a utility/storeroom which sits beneath the main entrance and driveway and is accessible from the front garden. The ground floor provides two large reception rooms with the central staircase offering a natural divide. The rear reception room features fantastic natural light and views over large gardens, thanks to the glazed ceiling and doors of a rear glass-box extension which gives further access to the rear garden via a decked balcony. Upstairs, an impressive master suite wraps around from front to back, with large walk-in wardrobe and superb en-suite bathroom. There is a second double bedroom on this floor, together with two further bedrooms and a shower room on the floor above. All but one have built-in wardrobes. At the top of the house, stairs lead up to a 'bonus' room in the attic which has been floored and has a nice side window. This is currently used as a study but could just as

easily be used for storage. There is also potential to extend the loft further (subject to planning consents) if additional accommodation is required. Outside, a magnificent and very long multi-level rear garden (80' approx.) has been beautifully landscaped, with several seating areas, and a lawn to the rear. To the front, there is off-street parking and very useful stair access to the separate lower ground entrance, where the generous utility/storeroom is large enough to accommodate bicycles. Elysyng Road is an exclusive street and, along with Spencer Road, provides a quiet enclave just behind fashionable St John's Hill's shops, cafés and restaurants. The green spaces and recreational facilities of Wandsworth Common are close at hand whilst excellent transport links can be found at Clapham Junction Station, with direct connections to the City and to the West End, or at Wandsworth Town. There are also numerous bus routes very close by and easy road access to the A3 out of London and over the Thames towards Chelsea.



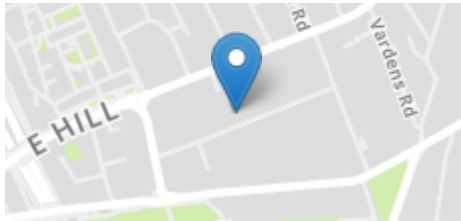
# Elsyng Road

Wandsworth Common SW18

**FOR SALE**

## PROPERTY FEATURES

- Attic Office
- Off - Street Parking
- 24' Kitchen/Family Room
- 80' Landscaped Garden
- Bedroom 5/Cinema Room
- Master Suite with Walk-In Wardrobe
- Double Reception
- 4 Further Double Bedrooms
- 3 Bath/Shower Rooms (1 En Suite)
- 3010 SQ.FT/279.6 SQ.M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worst
102 to 109	A	102 to 109	A
81 to 91	B	81 to 91	B
69 to 80	C	69 to 80	C
55 to 68	D	55 to 68	D
39 to 54	E	39 to 54	E
21 to 38	F	21 to 38	F
1 to 20	G	1 to 20	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Wales & N.Ireland

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**JT | JOHN THOROGOOD**

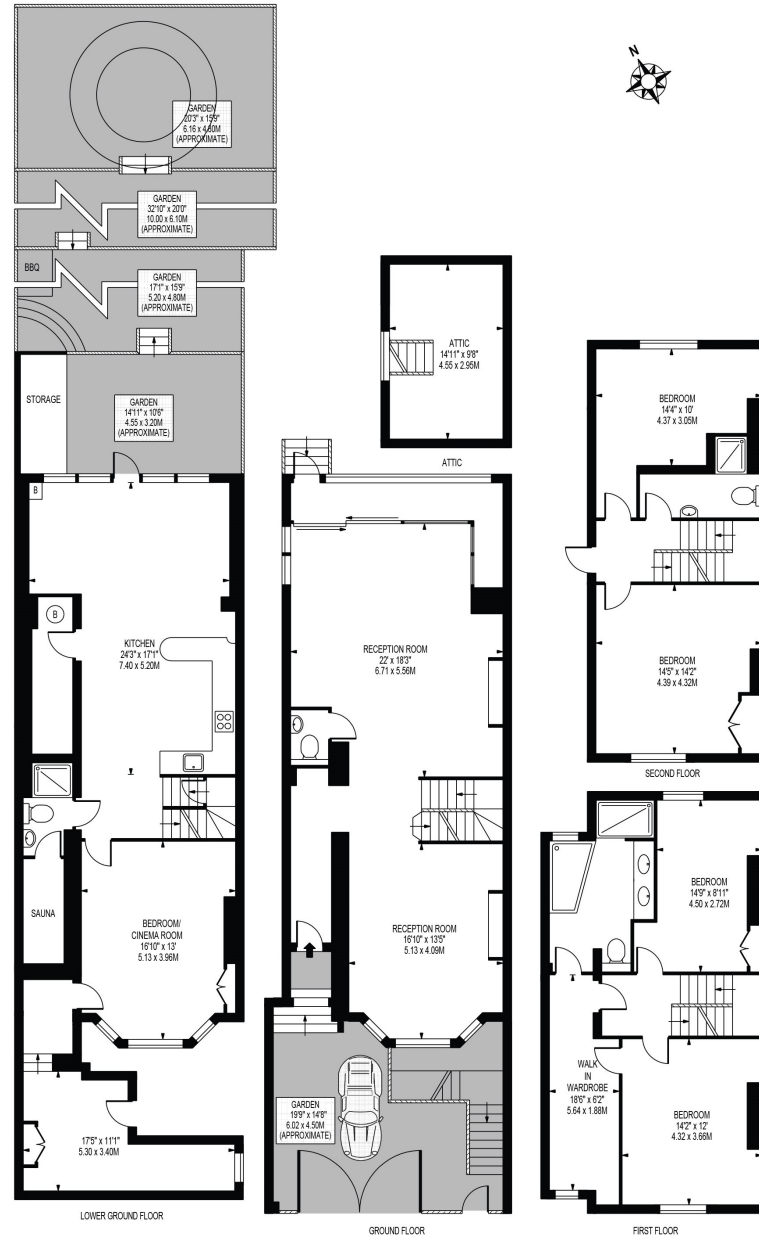
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# ELSYNG ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3010 SQ FT - 279.63 SQ M



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