





Spread over four floors, this substantial (3,000sq ft/279 sq m) semi-linked house offers two floors of entertaining space, four/five double bedrooms, large garden and invaluable off-street parking. Located on a prestigious street close to Wandsworth Common and transport via Clapham Junction. (The wall separating the family room has been removed but could be reinstated for someone should they wish.)

This imposing Victorian semi-linked house has been extended at both lower ground and ground floor level to provide superb entertaining space. The lower ground floor features a huge front-to-back kitchen/dining/family room (and cinema room which can also serve as a 5th bedroom if required). Access is onto the rear garden via full-width glass doors.

Also on the lower level are a handy shower/WC with adjoining sauna, a utility room and a store room which sits beneath and which can also be accessed 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 thanks to the glazed ceiling and doors, which give further access to the garden.

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. At the top of the house, stairs lead up to a 'bonus' room in the

Outside, a magnificent and very long multi-level rear garden (70'+) has been beautifully landscaped, with several seating areas, and a lawn to the rear. To the front, there is off-street parking. Elsyng Road is a highly regarded street comprising a wide variety of Victorian architectural styles reportedly built for The Great Exhibition and, along with Spencer Road, provides a quiet enclave just behind fashionable St John's Hill. The green spaces and recreational facilities of Wandsworth Common are close at hand whilst transport links can be found at Clapham Junction Station, with direct connections to the City and to the West End. The shops, bars and restaurants of St John's Hill are moments away.



attic. This is currently used as a study but  
could just as easily be used for storage.

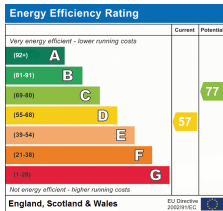
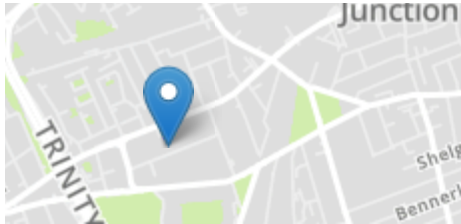
# Elsyng Road

Wandsworth Common SW18

**TO LET**

## PROPERTY FEATURES

- Bonus Loft Room
- Off-street parking
- Large Zoned Garden
- 24' Kitchen/Family Room
- Bedroom 5/Cinema Room
- Master Suite with Walk-In Wardrobe
- 3 Bath/ Shower Rooms (1x En Suite)
- 4 Further Double Bedrooms
- Double Reception
- 3010 SQ.FT/279.6 SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



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# ELSYNG ROAD

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



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