





18 Sispara Gardens, London, SW18 1LF



An absolutely stunning and immaculately presented semi-detached family home situated in this premium East Putney location. The property has been carefully planned and benefits from a complete refurbishment to the highest interior designed standards. This remarkable property is offered to the market with no onward chain.

The property boasts excellent entertainment space and flexible family accommodation arranged over three floors. Great consideration has been given to the ambiance of the property with subtly concealed lighting, calm harmonious decoration and soft contemporary features, as well as an abundance of storage throughout. The ground floor offers a generous principal reception room with a bespoke log burner, a well-planned kitchen/dining room leading to a secondary reception room complemented with a well-planned utility room and study. Of particular note is the exceptional kitchen/dining room at the rear, with high end bespoke joinery, top of the range appliances and boasting a superb central island complete with champagne trough, feature fireplace and underfloor heating. The floor to ceiling doors lead out onto the private well-kept landscaped garden, making a bright and airy space, perfect for entertaining. The ground floor further benefits from a cloakroom and separate WC.



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The upper floors offer flexible family accommodation and ample amount of fitted cabinetry throughout. The property boasts five spacious double bedrooms, serviced by three well-appointed bathrooms, two being ensembles. The impressive bathrooms have been carefully designed and benefit from the highest quality fittings as well as underfloor heating. The bright and spacious master bedroom has an enviable walk in wardrobe and luxurious ensuite with retractable electric skylight. The property further benefits from convenient off-street parking which can accommodate up to three vehicles. This property is a must see.

Sispara Gardens is a desirable residential road situated in East Putney. It is quietly and conveniently located adjacent to West Hill Road. It is close to both East Putney Underground Station (District Line) and Putney Mainline Station (National Rail), affording swift West End and City communications. Both Putney High Street and Southside Shopping Centre are close by and offer excellent multiple and specialist shopping facilities. Motorists are equally well served by the nearby A3. The property is served by numerous outstanding schools, both private and state.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Features

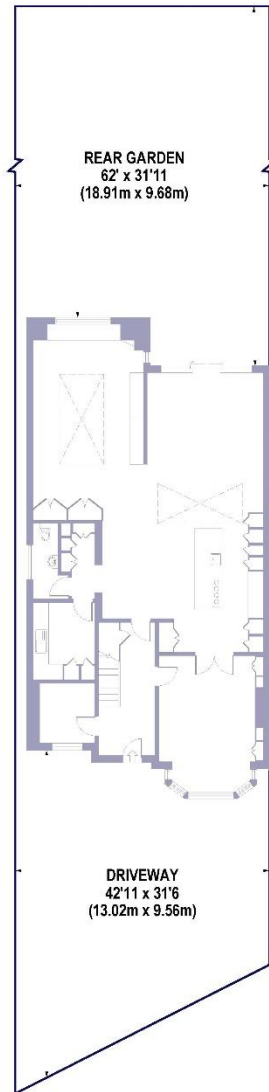
Reception Hall, Kitchen/Dining Room, Two Reception Rooms, Study, Utility Room, Cloakroom, Separate WC, Five Double Bedrooms, Three Bathrooms (Two Being Ensuite), Walk In Wardrobe, Underfloor Heating, Eaves Storage, Rear 62 ft. Garden, Front 42 ft. Garden With Off-Street Parking

Freehold

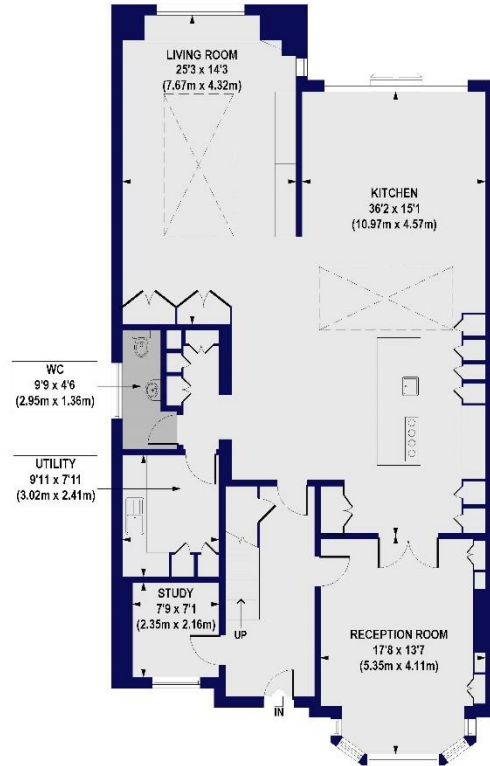
Internal area
Total 3181 sq ft/ 295 sq m

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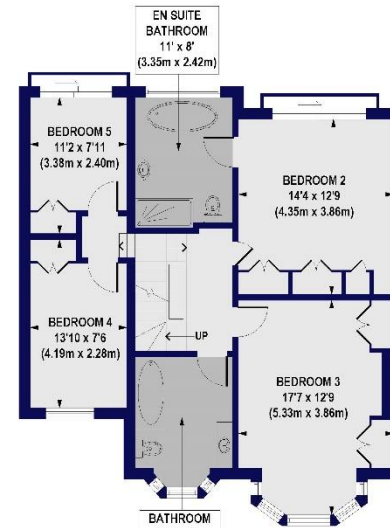
Approx. Gross Internal Floor Area 3181 sq. ft / 295.52 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 2834 sq. ft / 263.26 sq. m (Excluding Restricted Height Area & Eaves)



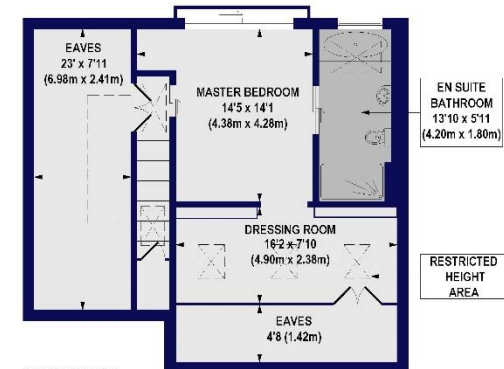
SITE PLAN



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1567 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 865 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 749 SQ FT

RESTRICTED HEIGHT AREA

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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