



St. Michael's Road, London, SW9

£1,750,000 Freehold

A wonderful four-bedroom early Victorian terraced house, situated in the heart of the Stockwell Park Conservation Area. The house boasts a fabulous, large south-facing garden and is set over four floors. EPC Rating - D

LOCATION

St. Michaels Road is located in the beautiful Stockwell Park Conservation Area, just off Stockwell Road. A great location to local transport links offering you easy access into the City and West End.

DESCRIPTION

Enter the house on the raised ground floor past the well-maintained paved front garden, and you are greeted by a spacious hallway that leads into the double reception room offering wonderful views of the quiet street to the front, and private garden to the rear. The reception room has wonderful ceiling height with cornicing, beautiful tall Victorian windows with original shutters, and built in bookshelves, storage and fenders which surround both Victorian cast iron fireplaces. The rear French doors offer direct views over the rear gardens with wrought iron balcony.

On the lower ground floor, past a separate stylish W.C. at the rear, you enter the kitchen dining area offering a wonderful entertainment space. The family kitchen has beautiful wooden flooring throughout, provides ample storage and space for large dining table, as well as a brilliant utility room behind the stairs offering further storage. The lower ground floor also offers a small snug at the rear which provides access to the garden via French doors. There is a secondary street entrance.

On the first floor at the front is the master bedroom. The bedroom is bright and spacious with two large sash windows offering pleasant views over the Conservation Area. The bedroom provides plenty of space to accommodate a king-size bed with additional space reserved for free-standing furniture. The main bathroom behind is equipped with a stand-alone walk-in shower, separate bath, double basin, heated towel rail, W.C. and plenty of storage. On the landing, you will find an area perfect for a study.

On the second floor, you will find three further bedrooms: two large and a third small bedroom, with a bathroom behind. The larger two double bedrooms have plenty of space to accommodate a double bed whilst the smaller bedroom would be a perfect children's bedroom or guest. All three bedrooms have fitted storage. The large, tiled bathroom behind offers a bath with overhead shower, basin, heated towel rail and W.C. Access to a large attic with potential to convert into a fifth bedroom with en-suite shower room, subject to planning permission.

The private garden behind has been well-landscaped with a paved patio area nearest the house, perfect for al-fresco dining, and steps leading up to the lawn behind with mature garden beds. At the very rear, you will find a decked area with useful garden shed for storage.

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband - Ultrafast Full Fibre Broadband

PARKING

Residents parking permit available from the Lambeth council

LOCAL AUTHORITY

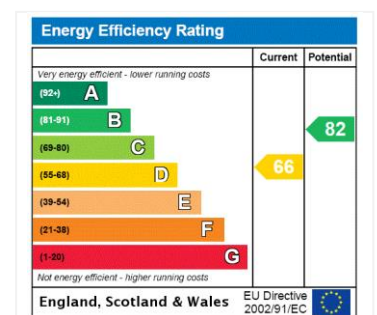
Lambeth Council
Council Tax Band F

TENURE

Freehold

DIRECTIONS

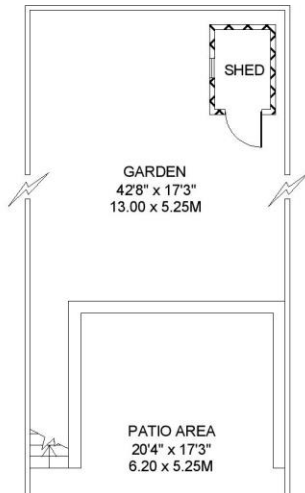
Stockwell Underground Station (Northern & Victoria Line) is just a 5-minute walk away. Brixton Underground Station (Victoria Line) is just 0.7 miles away. The area also benefits from frequent bus services to the city and West End.



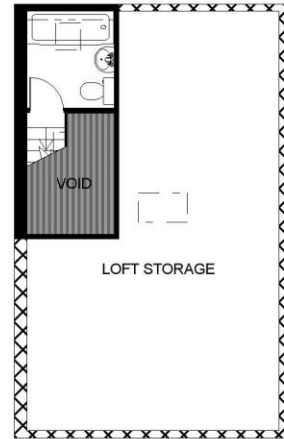


ST MICHAELS ROAD SW9 4 BEDROOM HOUSE

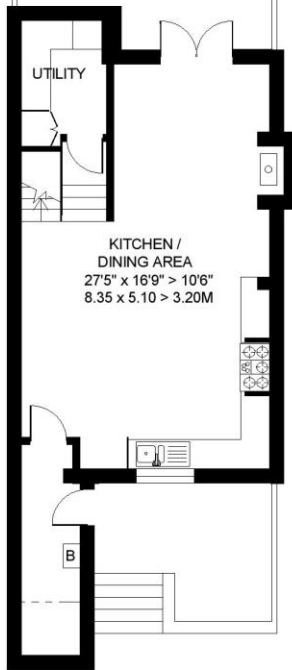
Approximate gross floor area
2036 SQ.FT / 189.1 SQ.M.
Plus loft and shed storage 408 sq.ft. / 37.9 sq.m.



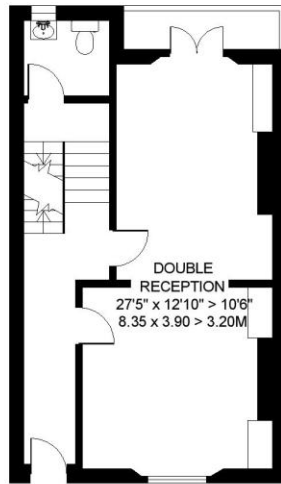
FIRST FLOOR 499 SQ.FT.



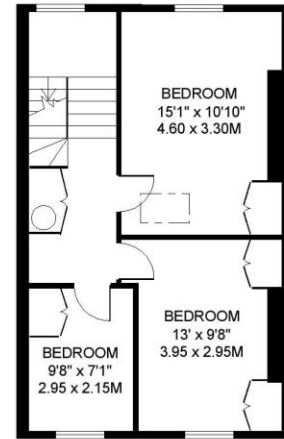
THIRD FLOOR 47 SQ.FT.



LOWER GROUND FLOOR 527 SQ.FT.



GROUND FLOOR 479 SQ.FT.



SECOND FLOOR 484 SQ.FT.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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