

Winkworth

10 Sutherland Grove, Southfields, SW18 5PU





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A stunning and rarely available double-fronted Victorian home retaining period features throughout and benefitting from gated off-street parking and a large rear garden.

This superb property makes an ideal family home, offering fantastic lateral space and multiple versatile living spaces. On the ground floor you are greeted by a beautiful entrance hall. Three separate living rooms are accessed from the hallway, all featuring impressive period fireplaces. An impressive kitchen/dining room benefits from a large island, bespoke fitted cabinetry and bi-folding doors through to the garden. There is also a handy boot room and guest WC. The rear garden extends to approximately 77ft and is complete with a lovely summer house.

On the first floor, four Generous bedrooms are serviced by two modern bathrooms. Of particular note is the master bedroom complete with ensuite bathroom and access to a balcony. On the top floor, three further double bedrooms are serviced by an additional bathroom.

To the front of the property there is a gated driveway providing off-street parking for two cars. Early viewing is highly recommended.

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Sutherland Grove is a tree-lined residential street just moments from the amenities of Southfields Village and Southfields Tube Station (District Line) for services into central London and there are local bus links into Clapham Junction and Wimbledon.

- Semi-Detached House
- Off-Street Parking
- Large Garden
- Kitchen/Dining Room
- Three Additional Reception Rooms
- Seven Bedrooms
- Three Bathrooms
- Boot Room and Guest WC
- Close to Transport Links
- 3,152 Sq. Ft.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	69
(56-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Features

Entrance Hall, Kitchen/Breakfast Room, Three Additional Reception Rooms, Boot Room and Guest WC, Seven Bedrooms, Three Bedrooms, Gated Driveway, 78 ft Rear Garden.

Internal area

Total 3,152 sq ft/ 292.84 sq m

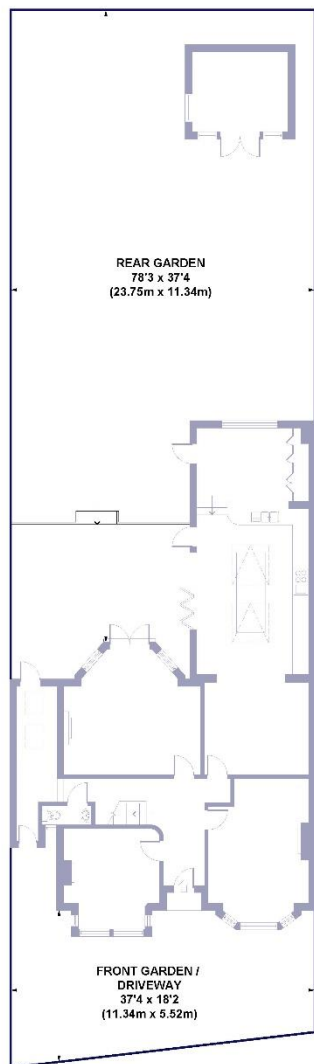
Freehold

Guide Price

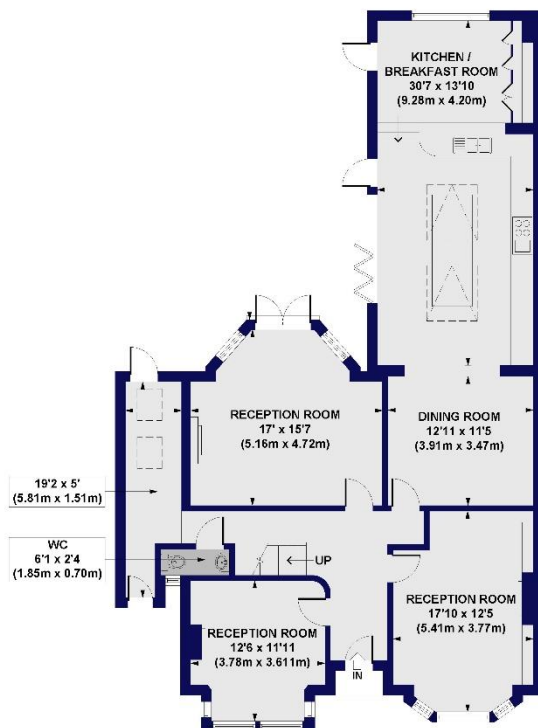
£2,300,000

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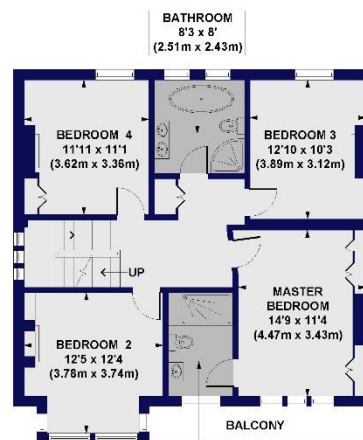
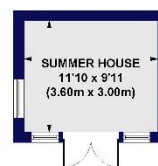
Approx. Gross Internal Floor Area 3152 sq. ft / 292.84 sq. m (Including Restricted Height Area, Eaves Storage & Summer House)
 Approx. Gross Internal Floor Area 2880 sq. ft / 267.58 sq. m (Excluding Restricted Height Area, Eaves Storage & Summer House)



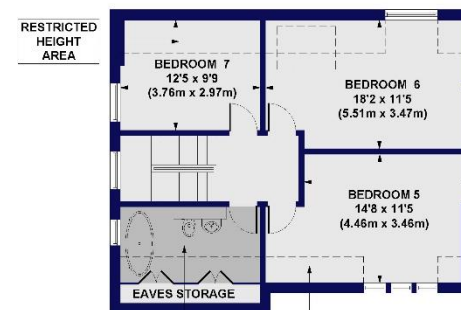
SITE PLAN



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1428 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 870 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 740 SQ FT

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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