



WEST HILL ROAD
SW18

savills

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A HANDSOME VICTORIAN VILLA WITH A 120' GARDEN & OSP

A very handsome Victorian detached villa, in a particularly sought after section of this conveniently located SW18 enclave.

The house has very well balanced accommodation over four floors and is impeccable throughout.

The property oozes period character and charm, whilst providing every conceivable mod con and exceptionally well presented accommodation.

In the summer the front of the property is covered in gorgeous wisteria.

The raised ground floor provides a warm and welcoming hall and is particularly light and bright by virtue of the unusually large attractive windows.

There is also a library seat with a lovely picture window on this floor.

The reception space at this level is second to none, with high ceilings and wonderful large windows, typical of properties of this era: To the front of the property, the first reception room has views over the front garden and beyond and to the rear, the formal drawing room has a delightful fireplace and a wonderful outlook over the impeccably maintained garden that stretches to an incredible 120'.

Both rooms have beautiful period features, including the original Victorian shutters.

At garden level, the high end kitchen is to the front of the property and this is open onto a large informal family/ reception area with an attractive conservatory beyond. This gives access onto the patio and the simply glorious garden beyond.

There is also a useful utility room, cloakroom and storage room at this level, together with a side door; ideal for access with muddy boots and late night Ocado deliveries.

There is also a pretty and atmospheric studio room/study, which has large French doors to the rear, making it ideal as a garden room / teenage den / home office space.

At first floor level, there are two sumptuous suites: The second suite, ideal for guests, is to the front of the house and the larger principal suite is to the rear of the house, affording wonderful and far reaching views over the garden and beyond.

The top floor is given over to three bedrooms and a further family bathroom and there is also a separate cloakroom and the landing provides easy access to the boarded loft.

The views from the upper floors are simply outstanding and the rear garden is one of the largest and finest we have ever seen.

At the front of the property there is ample, gated off street parking and the first impression is certainly fitting for this sublime property: The wisteria is simply stunning and flowers throughout the summer.



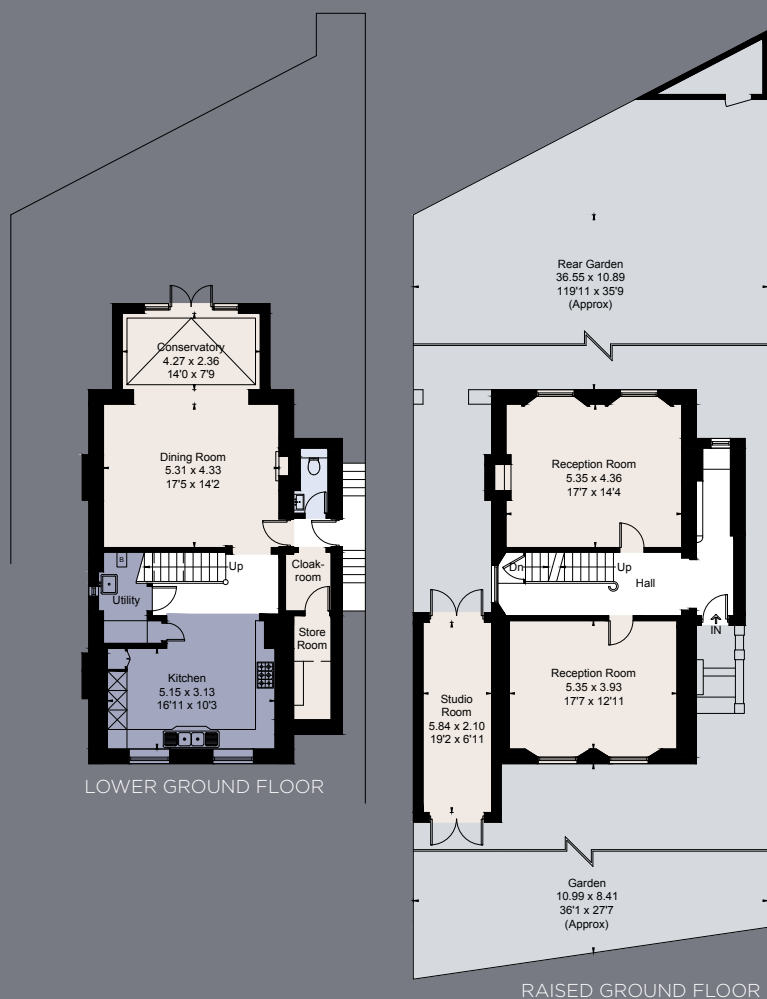


West Hill Road lies just to the south east of central Putney with the closest undergrounds being East Putney and Southfields (District Line) and Putney mainline railway station (Waterloo) further away on Putney High Street. There are also various local bus routes and local shops close by.



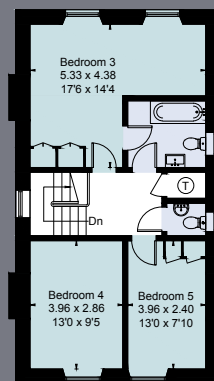
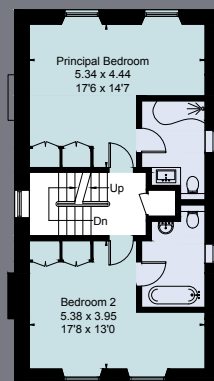
ACCOMMODATION

Drawing room · Reception room
 Kitchen/breakfast/family room · Conservatory
 Cloakroom · Store room · Studio room/den
 Principal bedroom suite · Second bedroom with en suite
 Three further bedrooms · Family bathroom
 Off-street parking · 120ft garden



TOTAL GROSS INTERNAL AREA (APPROX)
265.6 Sq m (2,859 Sq ft)
STUDIO ROOM AREA (APPROX.)
12.6 Sq m (136 Sq ft)
TOTAL (APPROX.)
278.2 Sq m (2,995 Sq ft)
INCLUDING LIMITED USE AREA
2.5 Sq m (26 Sq ft)

Reduced head height below 1.5m



TERMS

Local Authority: London Borough of Wandsworth
Guide Price £2.95 million
Freehold



Viewing: Strictly by appointment with Savills.

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Alex Howard Baker
Savills Putney
198 Upper Richmond Road
London SW15 2SH
putney@savills.com
020 8780 6112
savills.co.uk



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