

THE ORANGERY LONDON SW17



A unique and simply stunning contemporary home with exceptional living space and a delightful courtyard garden.

savills

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The Orangery is one of Wandsworth's hidden homes tucked away behind wrought iron gates on the sought after Wandle Road. A spectacular four bedroom single story home offering open plan contemporary living ideal for entertaining.

This beautiful and unique property has been extensively renovated and finished to an exceptionally high standard throughout with natural light flooding through the house. The main entrance hall opens into a large reception room with high ceilings, minimalist décor, a beautiful wooden floor and a centrepiece gas fireplace completing the room. Hidden behind some custom built sliding bookshelves is a spacious kitchen dining room, featuring a sizeable double island, ample built in storage and large skylights throwing incredible light into this room which has generous space for a very large table.

The cleverly arranged sleeping accommodation is situated on the other side of the house. Walking from the reception room there are initially two bedrooms and a shared bathroom. The double guest bedroom boasts a state of the art en suite bathroom complete with a sunken bath, polished plaster walls and its own private terrace. Finally there is the principal suite, comprising a generously sized bedroom, a stunning en suite bathroom and a spacious dressing room.

The house wraps around a large courtyard-style walled garden, elegantly designed and planted with a variety of mature shrubs, which is perfect for entertaining and al fresco dining. The garden has views from almost every room in the house, bringing a seamless flow between the outdoor and indoor spaces. The property further benefits from underfloor heating throughout and is for sale with no onward chain.

Wandle Road is ideally located close to all the amenities of Bellevue Road with its wonderful shops and restaurants and the open expanses of Wandsworth Common. The area is renowned for its excellent schools and there is good transport from both Wandsworth Common mainline station and Tooting Bec Underground station (Northern Line).

Accommodation and Amenities

Four Bedrooms ♦ Reception Room ♦ Three Bathrooms ♦ Kitchen/Dining Area ♦ Off Street Parking ♦ Garden ♦ EPC=C

Freehold ♦ London Borough of Wandsworth



Gross Internal Area (Approx.) 216.6 sq.m. (2,331 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



First Floor

Viewing: Strictly by appointment with Savills.

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