



A fabulous five bedroom terraced family house

Pentland Street, London, SW18

Freehold



Local Information

Pentland Street is an extremely quiet and wider than average Sstreet, which runs off Allfarthing Lane. It is moments from the open expanses of Wandsworth Common and from Southside shopping centre, with its excellent shopping facilities, supermarkets and cinema. For transport, Wandsworth Town Station is easily accessible as is Clapham Junction Station, providing services north of the River. There are also numerous bus routes available. The area further benefits from a selection of excellent schools, including being in the catchment area for Allfarthing School.

About this property

Arranged over three beautiful floors, is this five bedroom terraced house. The property itself offers a wealth of natural light, high ceilings throughout, as well as a great deal of living and entertaining space. To the front of the house is the spacious and homely double reception room, featuring two large sash windows allowing natural light to flow throughout and a pretty feature fireplace. Leading through to the rear of the ground floor is the bright and spacious open plan kitchen/dining area. The kitchen features a large island which also doubles up as a breakfast bar, an array of integrated appliances and built-in storage space. Ample bi-folding doors lead out to the landscaped, larger than average,

split level garden, which benefits from not being overlooked by any other properties. The garden is a perfect space for outside entertaining and al fresco dining in the sunnier months.

The first floor is comprised of the first three double bedrooms. The principal bedroom is located at the front of this floor benefitting from bespoke, illuminated, double depth, built-in wardrobe space and three large sash windows. Adjacent to this is the second double bedroom, which is currently being utilized as an office. To the rear of the first floor is the third double bedroom and the family bathroom. Completing the property is the second floor, which holds the two final double bedrooms, the second family bathroom and a laundry cupboard.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone: +44 (0) 20 8877 1222.





Pentland Street, London, SW18
Gross Internal Area 1922 sq ft,178.55 m²

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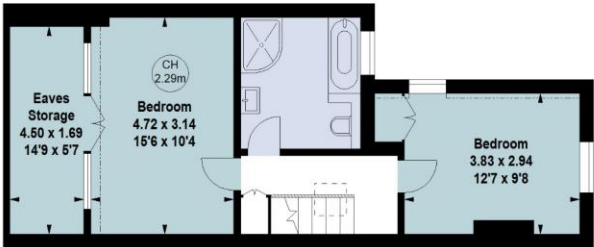
Gross internal area (approx) 178.55 sq m / 1922 sq ft
(Including Eaves Storage)
Eaves Storage area (approx) 7.62 sq m / 82 sq ft



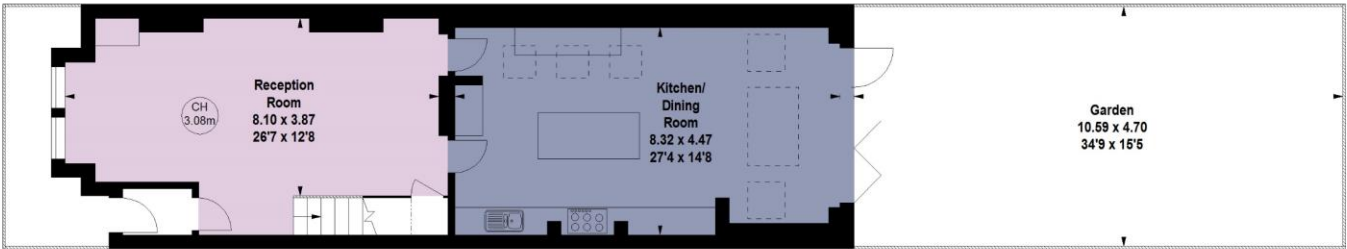
Key :
CH - Ceiling Height



First Floor




Second Floor



Ground Floor

For Identification Only. Not To Scale.
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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	64 65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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