



An outstanding five bedroom house with a sensational 66ft, South-facing garden

Eglantine Road, Wandsworth, London, SW18

Freehold

savills



Local Information

Eglantine Road is well located with a wide choice of shops, bars and restaurants in the surrounding area with a more comprehensive range to be found at the Southside Centre along with a multiplex cinema. Wandsworth Town and Clapham Junction train stations are close by providing direct links into Waterloo, additionally there are numerous bus services. The area is locally renowned for its selection of schools.

About this property

Arranged over four floors is this beautifully presented five bedroom family house. The property itself offers a wealth of natural light, as well as a great deal of well organised living and entertaining space. As you enter the property, on the left hand side, is the double reception room. This room features a large bay window allowing an abundance of natural light to flow throughout, as well as a gas fire place. The second half of the reception room locates charming French Windows out to the courtyard. Leading through to the rear of the ground floor is the vast, open plan kitchen/dining area. The kitchen benefits from a large island, built in storage space and an array of integrated appliances. Bi-folding doors lead out to the, approximately 66ft, secure South-facing garden. The garden is mostly laid to lawn with carefully planted borders and a patio perfect for alfresco dining in the sunnier months. A stylish summer house/home office sits to the rear and provides a wonderful space to enjoy. The ground floor

also features a W.C. as well as access to the utility room on the lower ground floor.

The first floor is comprised of two double bedrooms. To the front of the first floor is the principal bedroom, benefitting from a large bay window allowing natural light to flow through, sizeable amounts of built in wardrobe space, a walk through dressing room, as well as a twin sink en suite bathroom featuring a bath and a walk-in shower. To the rear of the first floor is the second double bedroom and the family bathroom. Completing the property is the second floor which holds the three final bedrooms, as well as an additional bathroom.

Tenure

Freehold

Local Authority

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.









Eglantine Road, Wandsworth, London, SW18
Gross Internal Area 2544 sq ft, 236.32 m²

Adam Dryden-Peck
Wandsworth
+44 (0) 20 8877 1222
adpeck@savills.com



savills

savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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