



An outstanding four bedroom home recently refurbished to a high standard.

Weybourne Street, London, SW18

Guide Price £1,350,000 Freehold





Local Information

Weybourne Street is located just off Garratt Lane and is close to the local amenities that it has to offer. Earlsfield Station, approximately 0.3 miles away is the nearest mainline station providing good services into both Victoria and Waterloo. Earlsfield provides a great selection of local shops, bars and restaurants with more extensive shopping facilities at Wandsworth Southside.

About this property

Arranged over three floors is this immaculately presented four bedroom house boasting beautifully organised accommodation on all levels.

Upon entry you are welcomed into the open-plan kitchen/reception room which has been carefully designed to maximize ceiling height and natural light. The lights are recessed into the ceiling alongside modern coving to draw the eye up whilst a bay window towards the front of the property, a sizable skylight and wall-to-wall Crittall style windows bathe the room with light throughout the day.

The room flows between the cosy seating area into the stylish Neptune kitchen which has been fitted with a variety of high-quality integrated appliances such as a Rangemaster oven, American style fridge and butlers sink. Bespoke cabinets provide plenty of storage space alongside a central island with a Quartz breakfast bar. The rear of the ground floor enjoys bespoke banquette seating, offering plenty of dining space alongside a

second relaxed seating area with cleverly designed cabinetry.

The rear garden is laid mostly to Astro-style grass with a decked area closest to the house and a shed to the rear, perfect for enjoying all year round.

The whole ground floor is equipped with underfloor heating and a built-in Sonos system and benefits from the use of a downstairs W.C and utility/laundry cupboard.

Stairs lead up to the first floor which features two well-proportioned double bedrooms both with built-in wardrobes and a third room, ideal for a nursery or home office. These rooms are served by a Lusso Stone bathroom featuring both shower and bathtub with a Quartz frontage.

Completing the property is the beautiful primary suite located on the second floor. The room has bespoke fitted wardrobes and drawers as well as an ensuite shower room with double vanity. Extra storage space can be found in the eaves .

Tenure

Freehold

Local Authority

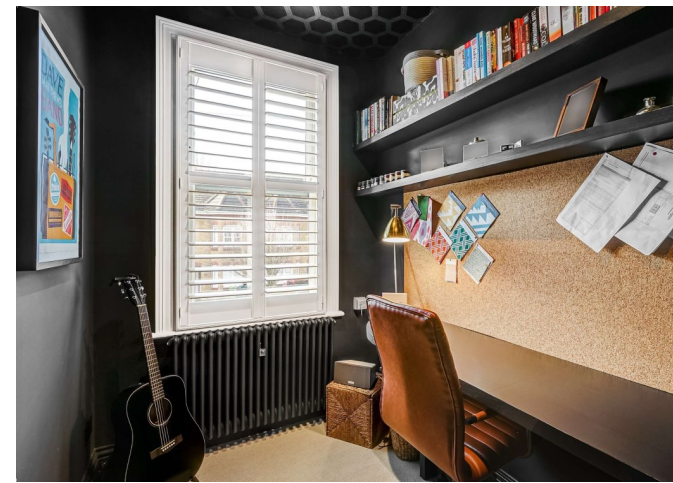
Wandsworth

Council Tax

Band = D

Energy Performance

EPC Rating = To be confirmed









Weybourne Street, London, SW18
Gross Internal Area 1539 sq ft, 143 m²

Viewing

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



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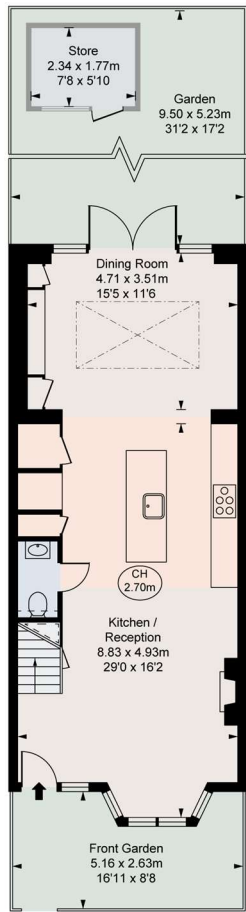
savills.co.uk

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Ground Floor
Approximate Gross Internal Area
58.93 sq m / 634 sq ft

Weybourne Street, SW18

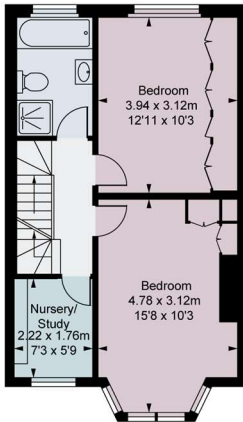
Approximate Gross Internal Area
138.84 sq m / 1,494 sq ft

Store
4.14 sq m / 45 sq ft

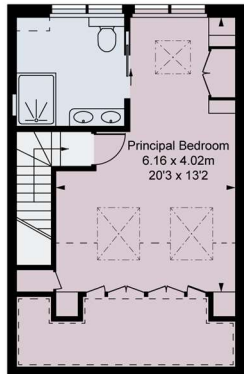
Total Areas Shown On Plan
142.98 sq m / 1,539 sq ft

(Including restricted height
under 1.5m (— — —))

(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
41.49 sq m / 447 sq ft



Second Floor
Approximate Gross Internal Area
38.42 sq m / 414 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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