

KELMSCOTT ROAD, SW11

GUIDE PRICE: £1,900,000 - £2,100,000



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## KELMSCOTT ROAD, SW11

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4 BEDROOMS | 4 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,113 SQ FT | 196 SQ M

Set on one of the most sought after streets Between the Commons, this Victorian terraced house, measuring 2,113 Sq. Ft. has been thoughtfully renovated in full, with original features carefully preserved and updated for modern living. Beautiful details run throughout the house, creating a home that feels elegant, balanced and considered.

The ground floor is arranged to suit both everyday life and entertaining. A front double reception room incorporates a comfortable snug, defined by feature fireplaces and beautiful parquet flooring, and offering a calm and inviting place to unwind. To the rear, the house has been extended to create a generous kitchen and dining space, fitted with a classic shaker kitchen, central island and a discreet ground floor cloakroom. Bifold doors open directly onto the private rear garden, bringing light and flow through the space.

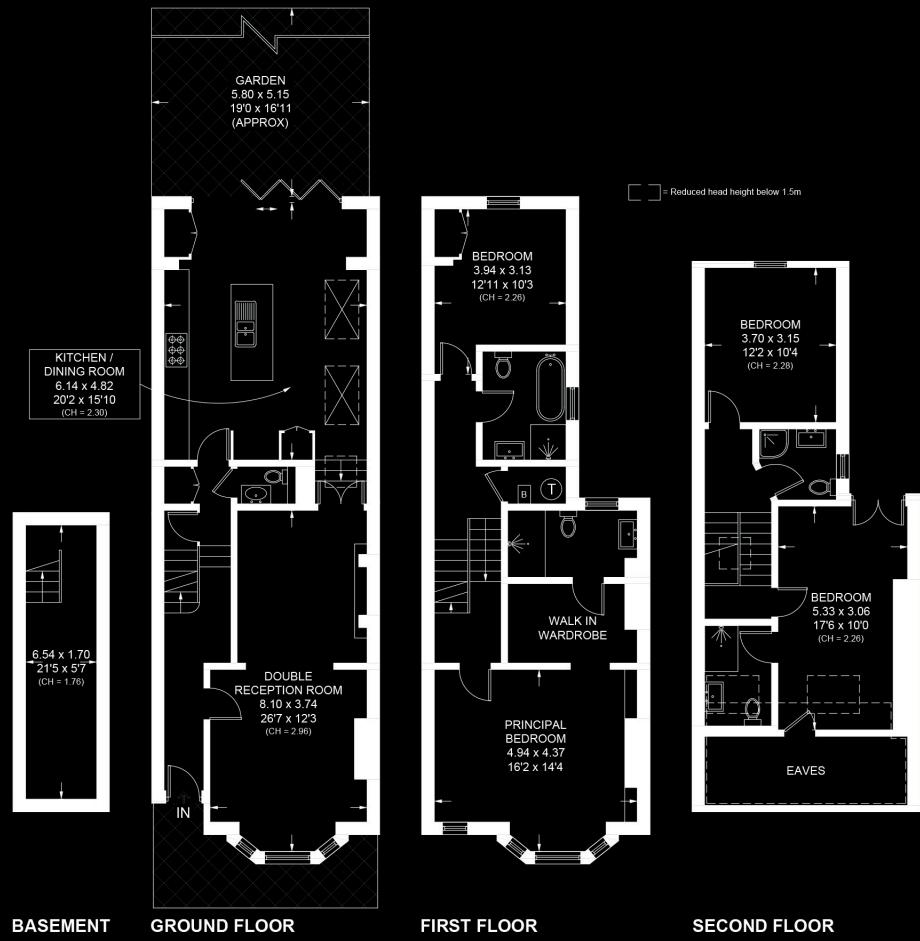
The first floor is arranged with flexibility in mind. A double room to the rear is currently set up as a study, alongside a well finished family bathroom featuring both a shower and a roll top bath. The main bedroom sits to the front and is served by an en suite bathroom and a separate dressing room, creating a quiet and well proportioned retreat.

Above, there is a further double bedroom with its own bathroom, along with a loft room featuring an en suite shower room. Each room is finished in an elegant and understated style, reflecting the integrity and experience behind the renovation.

The house is ideally positioned Between the Commons, close to the open green spaces of Wandsworth and Clapham Commons. Northcote Road's cafés, shops and restaurants are a short walk away, with Clapham Junction also close by for excellent transport links. Well regarded state and private schools are on the doorstep, completing a location that supports an easy and well connected lifestyle.



Approximate Area = 196.4 sq m / 2113 sq ft  
Including Limited Use Area (11.6 sq m / 125 sq ft) / Eaves / Basement



## KELMSCOTT ROAD, BETWEEN THE COMMONS, SW11

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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