





Iminster Gardens, SW11

£1,500,000 - £1,750,000

2,328 sq ft / 216 sq m

5 Bedrooms

3 Bathrooms

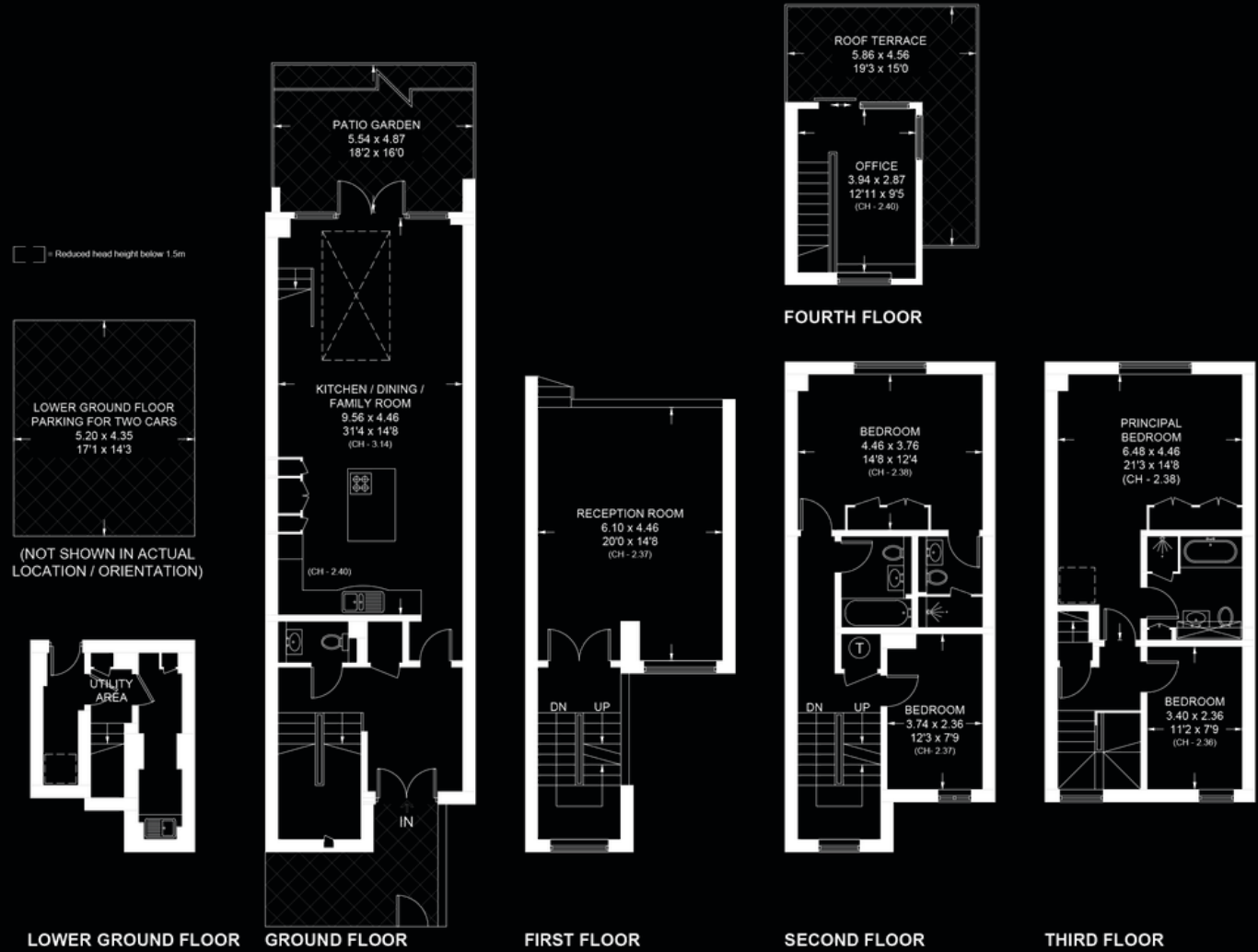
2 Reception Rooms

A substantial modern family home extending to approximately 2,328 square feet and arranged across four principal floors, with an additional lower ground floor providing secure parking for two cars and useful utility space. The house offers a well-considered layout, generous proportions and a strong connection between the living accommodation and its private outdoor spaces. The property is offered to the market chain free.

Iminster Gardens is well positioned for the amenities of Northcote Road and St John's Hill, with a wide selection of independent shops, cafés, restaurants and everyday conveniences close by. Clapham Junction is also within easy reach, providing excellent rail and Overground connections across London, while the open green spaces of Clapham Common are nearby.



Approximate Area = 216.3 sq m / 2328 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)



ILMINSTER GARDENS, 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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