





Spread over four floors, this substantial (3,000sq ft/279 sq m) semi-linked house offers two whole floors of entertaining space, four double bedrooms, large garden and invaluable off-street parking. Located on a prestigious street close to Wandsworth Common and transport via Clapham Junction. This imposing Victorian semi-linked house has been extended at both lower ground and ground floor level to provide superb entertaining space. The lower ground floor features a huge front-to-back kitchen/dining/family room (and cinema area) with access onto the rear garden via full-width glass doors. Also on this level are a handy WC with adjoining sauna, a utility room and a store room which sits beneath, and can also be accessed from, the front garden. The ground floor provides two large reception rooms with the central staircase offering a natural divide. The rear reception room features fantastic natural light thanks to the glazed ceiling and doors, which give further access to the garden. Upstairs, an impressive master suite wraps around

from front to back, with large walk-in wardrobe and superb en suite bathroom. There is a second double bedroom on this floor, together with two further bedrooms and a shower room on the floor above. At the top of the house, stairs lead up to a 'bonus' room in the attic. This is currently used as a study but could just as easily be used for storage. Outside, a magnificent and very long multi-level rear garden has been beautifully landscaped, with several seating areas, and a lawn to the rear. To the front, there is off-street parking. Elsyng Road is a highly regarded street comprising a wide variety of Victorian architectural styles reportedly built for The Great Exhibition and, along with Spencer Road, provides a quiet enclave just behind fashionable St John's Hill. The green spaces and recreational facilities of Wandsworth Common are close at hand whilst transport links can be found at Clapham Junction Station, with direct connections to the City and to the West End. The shops, bars and restaurants of St John's Hill are moments away.



Elsynge Road

St John's Hill SW18

TO LET

PROPERTY FEATURES

- Double Reception
- 40' Open-Plan Kitchen/Family Room
- Master Suite with Walk-In Wardrobe
- 3 Further Double Bedrooms
- 3 Bath/ Shower Rooms (1 x En Suite)
- Large Zoned Garden
- Off-street parking
- Bonus Loft Room
- Entertaining Space
- London Borough of Wandsworth



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO ₂ emissions	Worst
102 to 100	A	102 to 100	A
81 to 61	B	81 to 61	B
50 to 35	C	50 to 35	C
16 to 8	D	16 to 8	D
13 to 5	E	13 to 5	E
2 to 1	F	2 to 1	F
0 to 0	G	0 to 0	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England, Wales & N.Ireland

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

JT | JOHN THOROGOOD

020 7228 7474 | lettings@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



ELSYNGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3010 SQ FT - 279.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.