



## 4 BEDROOM SEMI-DETACHED HOUSE FOR SALE IN LONDON

Price **£2,500,000**



REF: 3564348

### PROPERTY FEATURES

- Four Bedroom
- Two Bathroom
- Two Reception Rooms
- Beautiful Period Features
- Private Garden
- Gravel Driveway

This impressive Victorian home boasts excellent proportions and retains a wealth of beautiful period features. The house is set back from the road, featuring a substantial gravel drive that provides ample parking for several cars.

#### Raised Ground Floor

The property has a raised ground floor entrance that opens into a deep hallway. To the front is a superb bay-fronted double reception room with intricate ceiling plasterwork, a period marble fireplace, and full-height bay windows with restored shutters, which flood the room with natural light. Adjacent to the reception space at the end of the entrance hall is a study.

#### Lower Ground Floor

The lower ground floor comprises a generous kitchen/dining/family room, a superb multi-purpose living space. The contemporary style kitchen offers an extensive range of fitted cupboards and units with integrated appliances and opens out to the dining area. Double doors lead out to steps up to the gravel drive at the front of the house, providing convenient access to the basement. The family area at the rear of the space has double doors leading out to the garden. This floor also includes a separate utility room and a WC.

#### First Floor

Upstairs, on the first floor, is the large principal bedroom with an en suite bathroom at the front. There are two additional bedrooms on this floor.

#### Second Floor

The second floor features two further double bedrooms and a bathroom. The attic includes a dormer window and ample storage space.

Garden

The secluded 64' garden is perfect for both entertaining and family living, featuring a large York stone terrace with steps up to the garden, which is laid with grass and planted with a variety of attractive trees and shrubs.

**PROPERTY PHOTOS**



**LOCATION**



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

**FLOORPLANS**

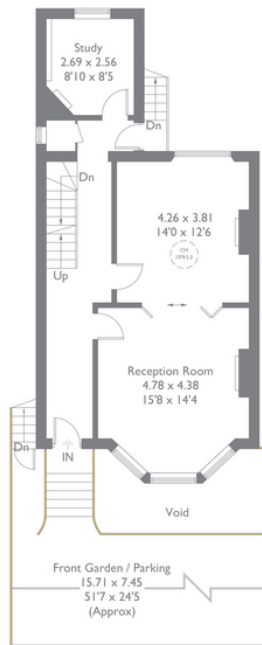


**Lonsdale Road, London, SW13**

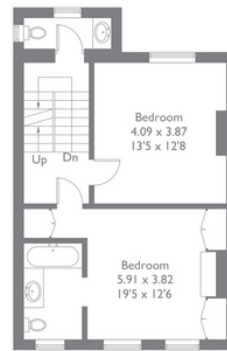
Approximate Gross Internal Area = 223.8 sq m / 2409 sq ft



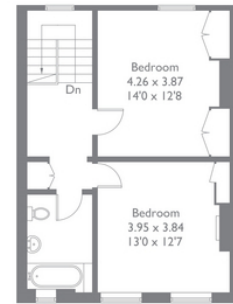
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.