



St. Michael's Road, London, SW9

£1,399,950 Freehold

Double Reception Room, Kitchen/Breakfast Room, Dining Room, 4 Bedrooms, 2 Bathrooms, Garden.



Description

Arranged over five floors and refurbished to an exceptional standard this amazing house has a double height wall of glass at the back overlooking the 135' rear garden. The fabulous kitchen, with a custom built stainless steel island unit, opens into the dining area and then to the garden beyond through sliding glass doors. The reception room on the raised ground floor has a glass walled balcony at the back overlooking the dining area and opening up the long views down the garden beyond. The main bedroom spans the whole of the first floor and has its own dressing room and bathroom. Two more bedrooms and a bathroom are situated on the second floor and the top floor, designed as a fabulous room with windows to the front and back, could be divided to provide two bedrooms if five bedroom are needed.

Situation

St. Michael's Road is in the Stockwell Conservation Area and this imposing house faces down St. Martin's Road. Stockwell is the local underground station serving both the Victoria and Northern Lines and there are a number of bus routes into the City and West End

Local Authority

London Borough Of Lambeth

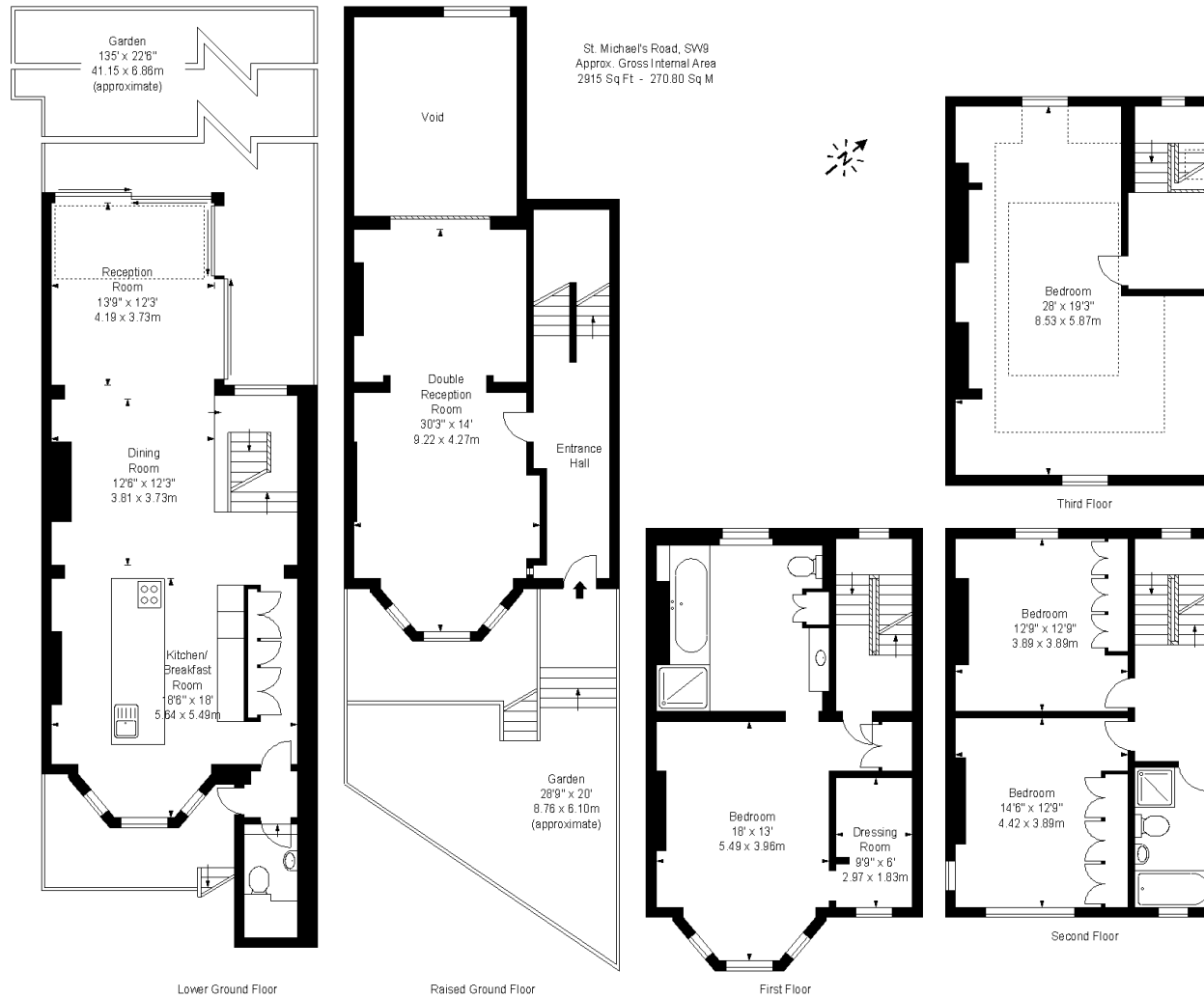
Tenure

Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	81
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		78	79
England, Scotland & Wales			



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Viewing strictly by appointment only.

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