



MALWOOD ROAD

LONDON SW12

savills

SET BACK BEHIND ELECTRIC GATES,THIS IMPRESSIVE FORMER VICARAGE HAS UNDERGONE COMPLETE REFURBISHMENT; PROVIDING FLEXIBLE FAMILY LIVING,TOGETHER WITH FIVE BEDROOMS AND OFF STREET PARKING.



Set back from the road behind off street parking is this sensational semi detached, five bedroom family house, which has undergone complete refurbishment and been finished to exacting standards throughout. The property has been decorated in neutral tones with beautiful wood floors on the ground floor, increasing the wonderful feeling of light and space. Set over five floors it provides ideal accommodation for both entertaining and family living.

ACCOMMODATION

- › Kitchen/dining/family room
- › Reception room
- › Master bedroom with dressing room and en suite bathroom
- › 4 further bedrooms
- › 3 further bath/shower rooms (2 en suite)
- › Utility room
- › Cloakroom
- › Garden
- › Secure off street parking for 2/3 cars

SPECIFICATION

- › Lutron lighting
- › SDS Alarm System
- › In-ceiling speakers
- › Wet underfloor heating in kitchen/dining/family room
- › Electric underfloor heating in bathrooms
- › CP Hart sanitary ware
- › Cat 6 cabling



The large and welcoming hallway gives access to an elegant drawing room, providing grand proportions, surround sound and a contemporary gas fireplace. To the rear is a sensational, extended, kitchen/dining/family room, featuring a handmade Bryan Turner kitchen with a wide range of units and integrated Miele appliances, a Fisher & Paykel American fridge/freezer and freestanding Mercury cooker. The room has been cleverly designed to allow for a large island/breakfast bar; a generous dining area, and comfortable family area; making it ideal for family living. Bi folding doors further extend the entertaining space onto a paved terrace. In addition, there is a useful cloakroom and access down to a good sized cellar/utility room, which benefits from excellent storage space, and a second fridge/freezer.

The first floor is largely dedicated to a spacious master bedroom with an adjoining dressing room featuring extensive fitted wardrobes; and a luxurious en suite bathroom with both a contemporary free standing bath and walk in shower. There is also a further guest bedroom with an en suite shower room.

The second floor is ideal for children with two double bedrooms, both of which benefit from adjoining store rooms, and a family bathroom. The top floor completes the accommodation with a further good sized bedroom with access to eaves storage space, and en suite shower room.

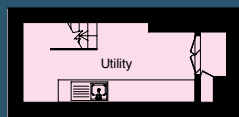
The attractive, landscaped garden is well balances with both a good sized terrace and steps up to the lawn, making it ideal for alfresco dining and family games. Pleached Beech trees increase the feeling of privacy and the garden further benefits from outdoor lighting.

Malwood Road is situated close to all the amenities at Clapham South, including its underground station with services into the City and West End; and a wide range of shops, restaurants and cafes. In addition, Clapham Common benefits from wide open expanses and recreational facilities that include tennis courts, cricket nets and a cafe. The area further benefits from an excellent selection of schools including Eaton House, Oliver House, Hornsby House and Broomwood Hall.

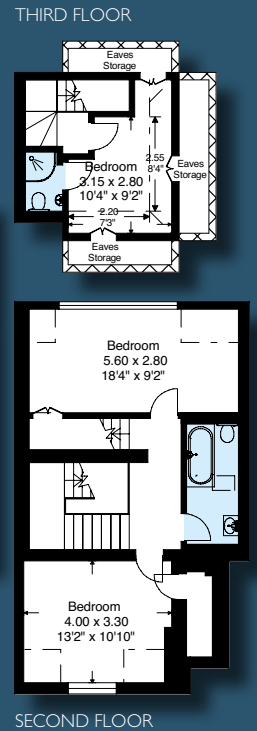
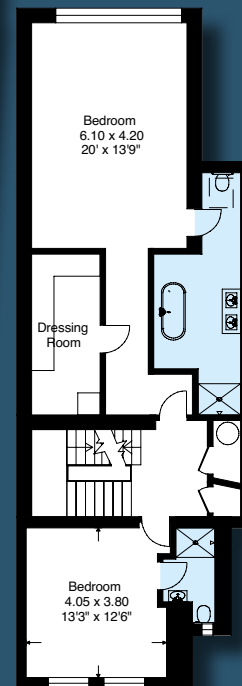
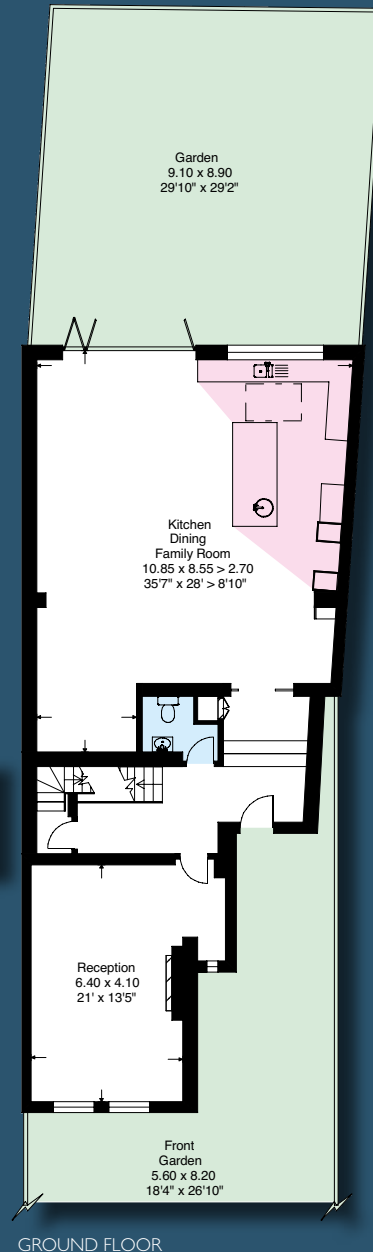




GROSS INTERNAL AREA (APPROX.) 306 SQ M (3,294 SQ FT)
PLUS EAVES STORAGE 7 SQ M (76 SQ FT)



CELLAR



FIRST FLOOR

SECOND FLOOR

PLAN PRODUCED PRIOR TO COMPLETION OF BUILDING WORKS
SOME ASPECTS MAY CHANGE

Energy Efficiency Rating

Legally, the EPC must now be included in all property brochures.

The minimum width of the energy performance certificate is 50mm and the minimum height is 47mm.

It should sit 12.5mm away from the edge of the brochure.

Floorplan by Floorplanners ©

Viewing: Strictly by appointment with Savills.

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