



STANFORDS

Springrice Road, London

Guide Price £1,000,000

Positioned on one of SE13's most sought-after roads, this exceptional five-bedroom residence has been thoughtfully crafted to deliver elegant, contemporary living, beautifully arranged across three impressive floors.

The ground floor strikes a perfect balance between practicality and style. A welcoming reception room sets the tone on arrival, complemented by a convenient guest WC and a separate utility room. To the rear, the true heart of the home unfolds — a spacious open-plan kitchen, dining and lounge area designed for both relaxed family living and effortless entertaining. Bathed in natural light, this impressive space offers a seamless flow and a wonderfully sociable atmosphere.

The first floor is dedicated to comfort and refinement. The generously proportioned principal bedroom serves as a luxurious retreat, complete with a stylish ensuite. A further spacious double bedroom and a beautifully finished family bathroom complete this level, providing both convenience and indulgence.

The top floor continues to impress, offering three additional well-sized bedrooms, one of which is enhanced by two skylight windows that flood the room with natural light, creating a bright and contemporary feel. Each bedroom throughout the home has been thoughtfully configured to provide excellent flexibility for growing families, guests, or sophisticated home office arrangements.

Outside, a delightful private garden provides a peaceful sanctuary — perfect for summer entertaining, quiet morning coffee, or simply enjoying seamless indoor-outdoor living.

This is a superb opportunity to secure a beautifully designed home in a highly sought-after location. Call now to arrange your viewing.

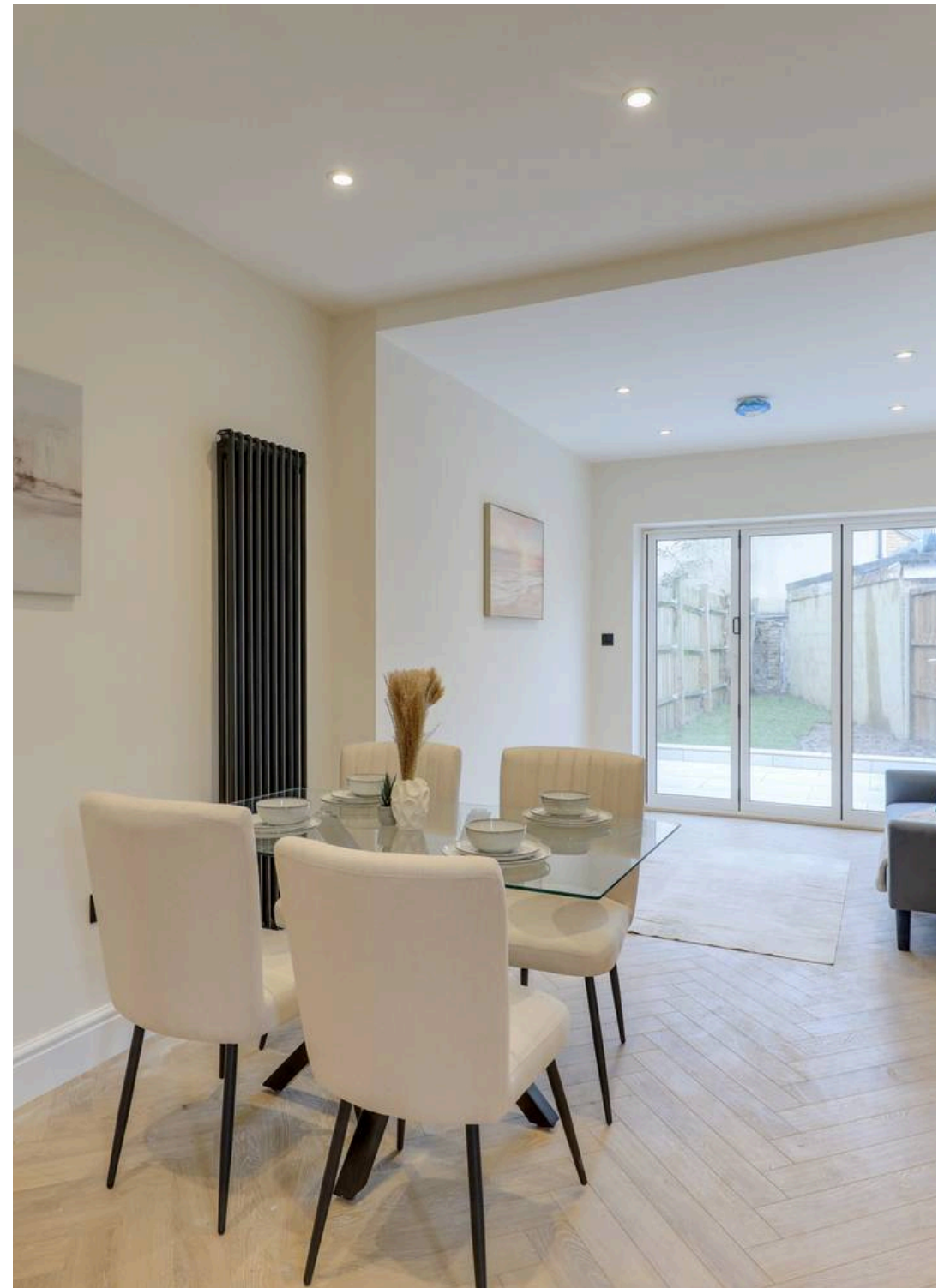
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

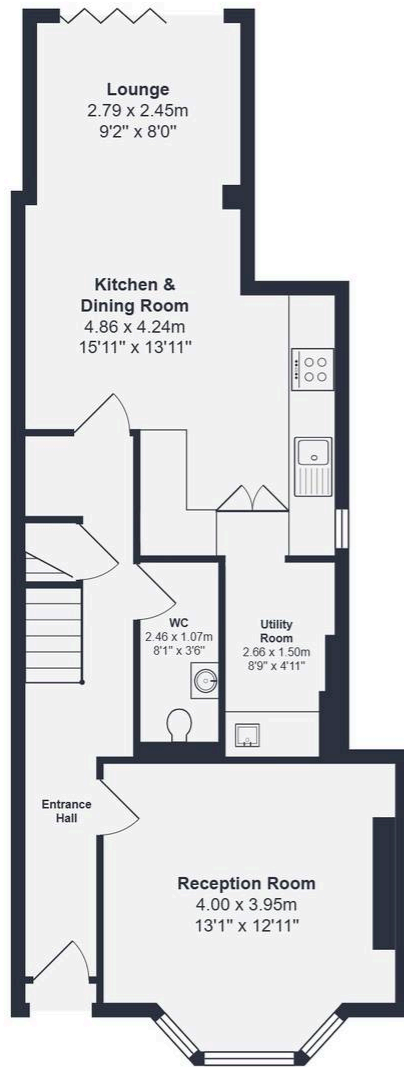
EPC Environmental Impact Rating: G

- **5 Bedroom House**
- **3 Floors**
- **Open Plan Kitchen, Dining Room, Lounge**
- **Nicely Decorated Throughout**
- **Total Area - 1615sqft**

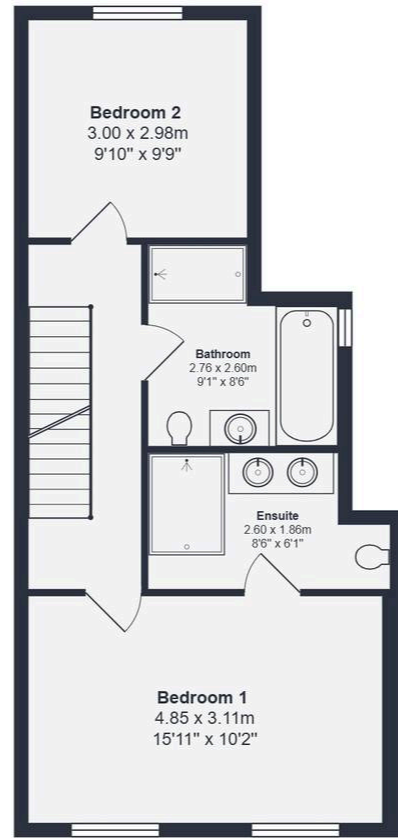








Ground Floor



First Floor



Second Floor

Total Area: 150.0 m² ... 1615 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



GROUND FLOOR

Reception Room

13' 1" x 13' 0" (4.00m x 3.95m)

Spotlights, bay window, radiators, alcove space, wood floor.

WC

8' 1" x 3' 6" (2.46m x 1.07m)

Ceiling light, wall-mounted unit with sink basin, toilet, wood floor.

Utility Room

8' 9" x 4' 11" (2.66m x 1.50m)

Kitchen & Dining Room

15' 11" x 13' 11" (4.86m x 4.24m)

Spotlights, window, radiators, sleek cabinets, oven and hob, hidden fridge/freezer, sink with mixer tap, wood floor.

Lounge

9' 2" x 8' 0" (2.79m x 2.45m)

Spotlights, glass door leading to the garden, wood floor.

FIRST FLOOR

Bedroom 1

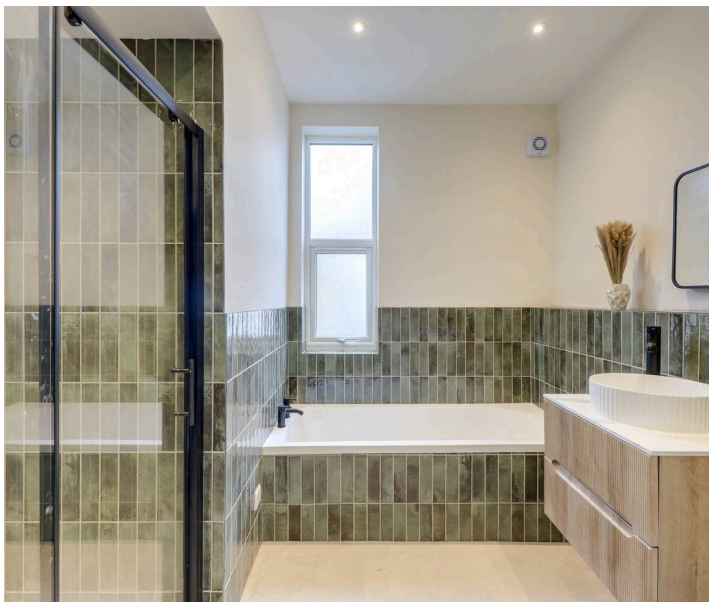
15' 11" x 10' 2" (4.85m x 3.11m)

Spotlights, windows, radiator, carpet.

Ensuite

8' 6" x 6' 1" (2.60m x 1.86m)

Ceiling light, half tiled walls, wall-in shower with mounted shower head and glass divider, wall-mounted double units with sink basins and mixer taps, toilet, tile floor.





Bathroom

9' 1" x 8' 6" (2.76m x 2.60m)

Spotlights, window, half tiled walls, fitted bath tub, wall-mounted unit with sink basin and mixer tap, toilet, walk-in shower with mounted shower head, tile floor.

Bedroom 2

9' 10" x 9' 9" (3.00m x 2.98m)

Spotlights, window, radiator, carpet.

SECOND FLOOR

Bedroom 3

14' 6" x 10' 6" (4.43m x 3.21m)

Spotlights, skylight windows, radiator, carpet.

Bedroom 4

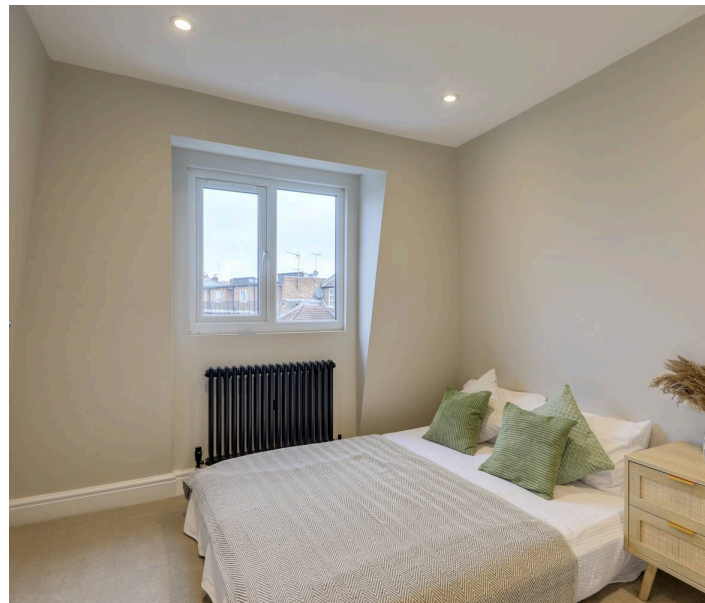
9' 10" x 9' 4" (2.99m x 2.85m)

Spotlights, window, radiator, carpet.

Bedroom 5

8' 10" x 8' 4" (2.70m x 2.55m)

Spotlights, window, radiator, carpet.





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