



STANFORDS

St. Swithuns Road, London
£1,000,000

The ground floor features two elegant reception rooms with high ceilings and excellent natural light, creating warm and flexible living and entertaining spaces. Steps lead down to a striking open-plan kitchen and dining area, fitted with bespoke cabinetry including a pantry cupboard and separate utility space, providing a welcoming setting for everyday living. Bi-fold doors open onto the landscaped rear garden, allowing for excellent indoor-outdoor flow and plenty of natural light.

The first floor features a generous principal bedroom complete with bespoke wardrobes and a striking roll-top bath, complemented by two further well-proportioned bedrooms and a contemporary family bathroom.

The second floor hosts a bright fourth bedroom with a skylight, built-in desk and private ensuite, making it ideal as a guest suite, home office, or additional principal bedroom.

The garden offers a private and well-designed outdoor space with composite decking that complements the striking black-larch exterior, leading to a lawn and a versatile summer house currently used as a yoga studio and home gym, with an attached storage shed. The property also benefits from a large cellar providing valuable additional storage, as well as a secure bike shed at the front.

Ideally located moments from Hither Green Station, local cafés, restaurants, green spaces and excellent primary schools, the property also offers fast links to London Bridge (approximately 10 minutes) and Charing Cross (around 20 minutes). Overall, this home combines space, style and modern convenience in a highly desirable setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- **Ample Cellar Storage**
- **4 Bedrooms Over 3 Floors**
- **Period Character With Modern Renovation**
- **Close To Hither Green Station**
- **Generous Master Bedroom With Roll Top Bath**
- **Open Plan Kitchen And Dining Room**
- **Total Area - Over 1700sqft**









Cellar

17' 0" x 10' 11" (5.18m x 3.33m)

GROUND FLOOR

Reception Room

14' 2" x 13' 2" (4.31m x 4.01m)

Pendant light, bay window, built-in storage cupboards and shelving, fireplace, wood floor.

Reception Room

13' 0" x 11' 2" (3.95m x 3.40m)

Pendant light, fitted storage cupboards and shelving, wood floor.

Utility Room

5' 2" x 4' 8" (1.58m x 1.42m)

Sink and plumbing for washing machine.

WC

Open Plan Kitchen & Dining Room

20' 11" x 17' 2" (6.38m x 5.24m)

Spotlights and pendant lights, skylight, Neff integrated oven and hob, microwave, wine cooler, fridge/freezer, shelving and storage cupboards, sleek matching base, wall and island units, sink with mixer tap, bi-fold glass panel doors leading to the garden, tiled floor.



FIRST FLOOR

Bedroom 1

17' 2" x 14' 2" (5.24m x 4.31m)

Pendant light, bay window, wall-mounted radiator, wood floor.

Bedroom 2

11' 1" x 10' 10" (3.37m x 3.29m)

Pendant light, window, alcove space, carpet.



Total Area: 154.7 m² ... 1665 ft² (excluding cellar)

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.



Bathroom

7' 10" x 5' 11" (2.39m x 1.81m)

Spotlighting, window, half tiled walls, sink basin unit with mixer tap, hidden cistern toilet, bathtub with shower head and mixer tap, tile floor.

Bedroom 3

10' 9" x 8' 10" (3.28m x 2.70m)

Pendant light, window, radiator, alcove space, carpet.

SECOND FLOOR

Bedroom 4

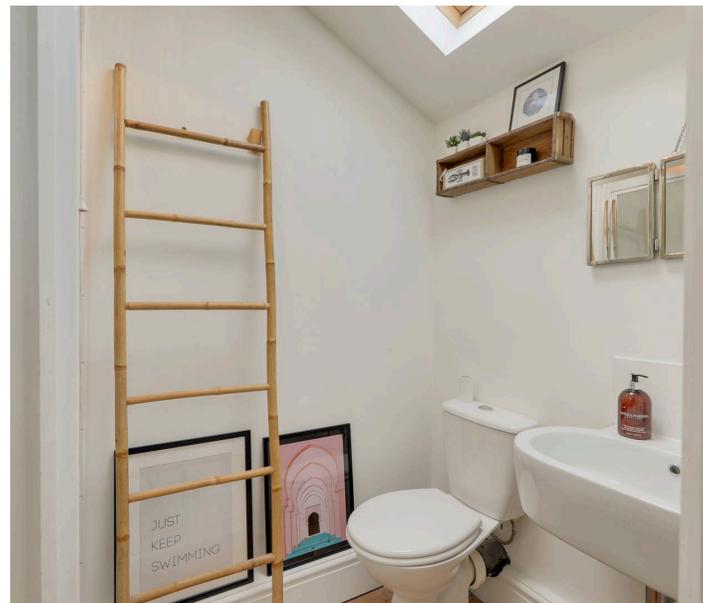
14' 3" x 10' 6" (4.34m x 3.19m)

Pendant light, skylight, window, radiator, wood floor.

Ensuite

7' 3" x 3' 9" (2.21m x 1.15m)

Lights, skylight, sink with mixer tap, toilet, shower, wood floor.







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