



**JAMES
ANDERSON**

Nepean Street
London SW15
Guide Price £1,475,000



Nepean Street London SW15

Set within a quiet and peaceful residential location surrounded by generous green spaces, this substantial Edwardian arts and crafts family home offers over 2,600 sqft of versatile accommodation arranged across three floors. Retaining a wealth of original character features, the property showcases elegant feature fireplaces, decorative wood surrounds, parquet flooring and impressive high ceilings, all of which reflect the charm and craftsmanship of its era. Homes of this size and character are increasingly rare to the market, offering a unique opportunity for a discerning buyer.

The current owner has undertaken a number of important improvements, including a newly renovated roof, bathrooms and conservatory, updated guttering, and a damp proof course, providing a solid foundation for future enhancement. Set back from the road and approached via gated access, the property enjoys a sense of privacy and seclusion, further enhanced by its established front setting.

The ground floor provides well-proportioned and adaptable living space, featuring two sizeable reception rooms ideal for both formal entertaining and relaxed family living. A kitchen/breakfast room sits at the heart of the home, complemented by a convenient cloakroom. To the rear, a conservatory opens directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living.

On the first floor, there are four well-sized bedrooms together with a traditional three-piece family bathroom. The second floor continues to impress, offering two further bedrooms, a three-piece bathroom suite, an additional three-piece shower room, and extensive eaves storage providing excellent practicality for family life.

While the property would benefit from modernisation throughout, it presents a superb opportunity to create a truly exceptional forever home tailored to individual taste and requirements, all within a highly sought-after and peaceful residential setting.

















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Approximate Gross Internal Area = 2655 sq ft / 246.7 sq m
 (Including Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 200 sq ft / 18.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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