

INIGO



Garratt Lane

LONDON

£1,500,000 FREEHOLD

This wonderful, wide terraced villa lies on Garratt Lane, a short distance from King George's Park and The River Wandle Trail. Built in c1810 in the Regency style, the stucco façade is well-balanced and restrained. Internal accommodation extends over 2,500 sq ft, with five bedrooms and a mature private garden to the rear. The house is one of the oldest buildings in the local area, constructed prior to extensive development of Earlsfield in the latter half of the 19th century. It retains countless original features, including stucco details, internal joinery, fine plasterwork, classical fireplaces and a stone chequerboard floor in the hall.

Setting the Scene

The house's grand exterior elevation is set back from the road, behind a wall and planting. Its stucco façade presents beautifully to the street. Finely finished, restrained, and focused on proportion, it exudes solidity and confidence. Three bays wide, the large footprint of the building is evident from the street.

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At the time of the house's construction, the area was part of rural Surrey, centred around the village of Garrat, where the road takes its name. For more information, see the History section.

The Grand Tour

Entry is through a wrought-iron gate and to the house's spacious, wide round-arched front door. A transom window bathes the entrance hall with light. The hall has an original and beautifully aged stone floor.

To the left is a large reception room with pitch-pine floorboards and an original raw plaster ceiling, which provides warmth and contrasts with the classical dentils in the cornicing. The room also has its original dado and picture rails along with shutters. Large cast-iron radiators and an original, classical marble fireplace heat the room.



Beyond the front reception is the garden reception, which retains many original details. The focal point of the room is a stunning window, with original shutters extending the full height of the room. West facing, the window seamlessly connects the room with the garden behind and floods the room with afternoon light. The proportions of the space mean it could easily be configured as a dining room, with ample space to lounge. The compact yet functional kitchen is at the rear of the hall and opens onto the garden.

The first floor is home to two bedrooms and two bathrooms positioned around a spacious whitewashed landing. Both bedrooms are incredibly light and airy and are on square-set plans.

The third floor has three further bedrooms. Set in the roof's steep pitch, several Velux windows allow an excellent quality of light to flow through the rooms. Exposed floorboards run throughout the house and have a wonderful patina.

The Great Outdoors

The generous, square private garden has been laid to lawn with deep borders. A centrally located, raised bed has a mixture of herbs and subtropical species. To the right, a brick path leads to a rear gate.

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The surrounding area is very leafy and verdant, with an array of green spaces nearby; King George's Park is a two-minute walk from the house, while Wandsworth Common lies a 10-minute walk. The River Wandle Trail goes past the back of the house and runs for 12 miles along the banks of the River Wandle, from the Thames to Carshalton. Putney Heath is easily accessible and is a vast expanse of heathland that blends into the manicured parklands of Richmond Park.

7.14KWp of solar panels was installed three years ago on the roof, sheltered from view, these halve energy bills over the course of a year.

Out and About

Earlsfield is rapidly becoming in vogue, with a plethora of eateries and bars to reflect this. The Jolly Gardeners is a three-minute walk away and Masterchef 2010 winner Dhruv Baker's gastropub. The Leather Bottle is a short distance further, a fantastic historic pub; it is one of the few buildings in the area older than the house. The By The Horns and Sambrook's breweries keep the beer-making tradition of the area alive, both have taprooms, and Sambrook's is great for pizza. The vegan Amrutha Lounge has a devoted following and has been voted in top ten restaurants in London by tripadvisor.

The house sits within catchment for several excellent schools, including Lady Margaret School, Graveney and Allfarthing. There are also many private options, including Thomas's and Hornsby House at a primary level and Emmanuel and Streatham & Clapham High School for secondary schooling.

There are excellent transport links, with Southfields (District line) and Earlsfield (Mainline) both a 10-minute walk away. There is also very easy access out of London via the A3.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.