

RODENHURST ROAD, SW4

GUIDE PRICE: £2,650,000-£2,750,00



WILFORDS
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2,479 SQ FT / 230.30 SQ M | 5 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

****Guide price £2,650,000-£2,750,000**** A substantial Victorian semi-detached family house, which retains a wealth of beautiful period features. Arranged over three floors the property also benefits from a large 52' x 30' west facing garden and valuable off-street parking for two cars.

The versatile ground floor accommodation can offer up to four separate reception areas, if desired, with the front two reception rooms combining across the full width of the property, given the main entrance is found at the side of the house. This configuration is quite rare, but universally appreciated for the additional width this affords to the front and rear of the property, this is exemplified by a full width kitchen/dining room leading out to a delightfully private and mature rear garden, which really benefits from afternoon and evening sun.

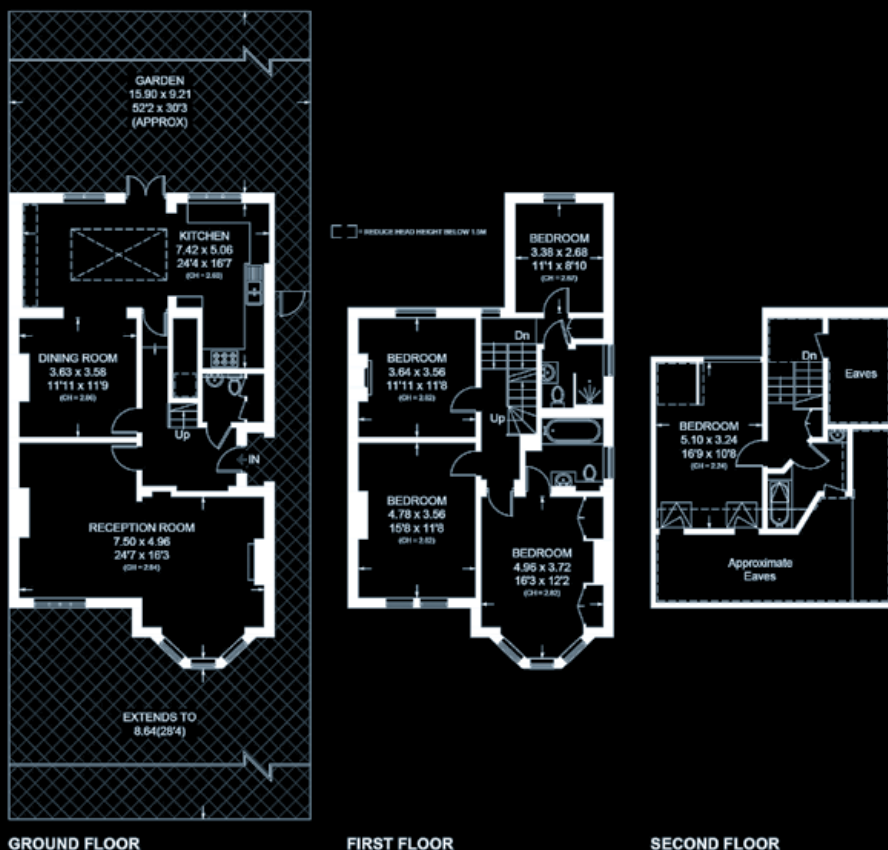
The first and second floors has the almost perfect balance of five double bedrooms served by three bath/shower rooms, one of which is en-suite to the principal bedroom which houses a range of fitted wardrobes.

Rodenhurst Road has grown in stature year on year to the extent its now firmly established as 'the address' to live in, if you're looking for a substantial home in Clapham.

Abbeville Village also has attracted leading bespoke businesses that thrive in this quiet backwater of Clapham, offering an array of boutique shops, coffee shops and restaurants, while exceptional schools exist both in the state and private sectors.



Approximate Area = 230.3 sq m / 2479 sq ft
Including Limited Use Area / Eaves



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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