

BRODRICK ROAD, WANDSWORTH COMMON, SW17  
ASKING PRICE: £2,750,000



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**BRODRICK ROAD, WANDSWORTH COMMON, SW17**

ASKING PRICE: £2,750,000

2,944 SQ FT / 274 SQ M  
5 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS | FREEHOLD

A substantial semi-detached Victorian family house, measuring nearly 3,000 square feet, which benefits from a large south facing rear garden and off-street parking for two cars. Built circa 1860, this fine and imposing family house is said to be the earliest built in Brodrick Road and throughout the property the quality and importance of this historic property is evident from the many fine period features, including the ornate chimney stack, arched topped sash windows, ornate cornice work and an Adam's style fireplace, amongst others.

The significantly wider than average house has accommodation which is arranged over three floors. This charming home offers an elegant front reception room, measuring over 18' wide and with a log burner and this opens via period dividing doors in to a home office which in turn leads to the incredible period style conservatory, open plan to a large kitchen/breakfast room which benefits from a utility room. From the conservatory we access the south facing, larger than average secluded rear garden with mature planting. The ground floor also benefits from a wc/cloakroom. On the top floors there are four double bedrooms, three bathrooms and a huge loft space which doubles as a play room. This lovely home could be readily lived in as is, or the incoming buyer could reconfigure the layout and potentially extend at the top, but as a 'blank canvas' this home offers a unique opportunity to own a fabulous home in one of the most sought-after roads, just south of Wandsworth Common.

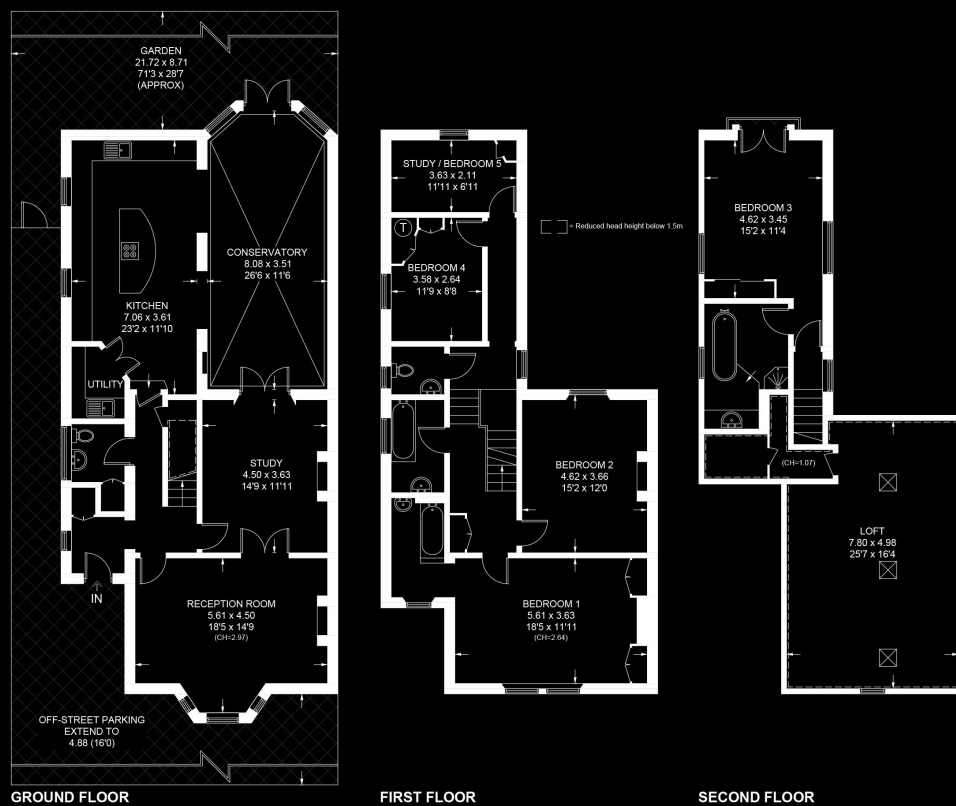
Brodrick Road provides easy access to Wandsworth Common Overground station as well as the Northern Line underground station at Tooting Bec. The 319 bus at the end of the road offers a direct link to Sloane Square. Numerous pre-school and primary schools are very close by and the array of bars, restaurants and coffee shops available on Bellevue Road, add to the obvious attraction of this incredible location.

SCAN TO VIEW  
THIS PROPERTY





Approximate Area = 273.5 sq m / 2944 sq ft  
Including Limited Use Area (44.3 sq m / 477 sq ft) and Loft



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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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