

RODENHURST ROAD, ABBEVILLE VILLAGE, SW4
GUIDE PRICE: £3,250,000 - £3,750,000



WILFORDS
LONDON

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3,999 SQ FT / 372 SQ M

5 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS | FREEHOLD

A substantial and beautifully presented double fronted Edwardian semi-detached family house, built in 1904, which retains a wealth of fine original features and which has been expertly extended and tastefully decorated by it's current owners. Arranged over four floors and extending to circa 4,000 Sq Ft, the property also benefits from a large 65' x 26' south facing garden and off-street parking for several cars.

This beautiful residence is offered 'chain free' and benefits from under floor heating, air conditioning and electric blinds both inside and out. The ground floor accommodation offers a sunny open plan living area with huge 'Crittall' style floor to ceiling doors and windows opening onto the large south facing private garden with a separate garden studio. This open plan space also has a dining area, breakfast bar and stylish kitchen with an extensive range of bespoke Shaker units with premium integrated appliances. There is also a formal front reception room, additional separate dining room and utility/cloakroom W.C. On the incredible lower ground floor we find a large family/games/TV room, and separate gym (which could double as a home cinema), full shower room and large store/plant room. The first and second floors have the almost perfect balance of five double bedrooms served by three bath/shower rooms, two of which are en-suite, with the top floor principle bedroom also benefitting from a walk-in wardrobe.

Rodenhurst Road has grown in stature year on year, to the extent its now firmly established as 'the No.1 address' to live in, if you're looking for a substantial home in Clapham with off street parking and large garden. 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.

**SCAN TO VIEW
THIS PROPERTY**






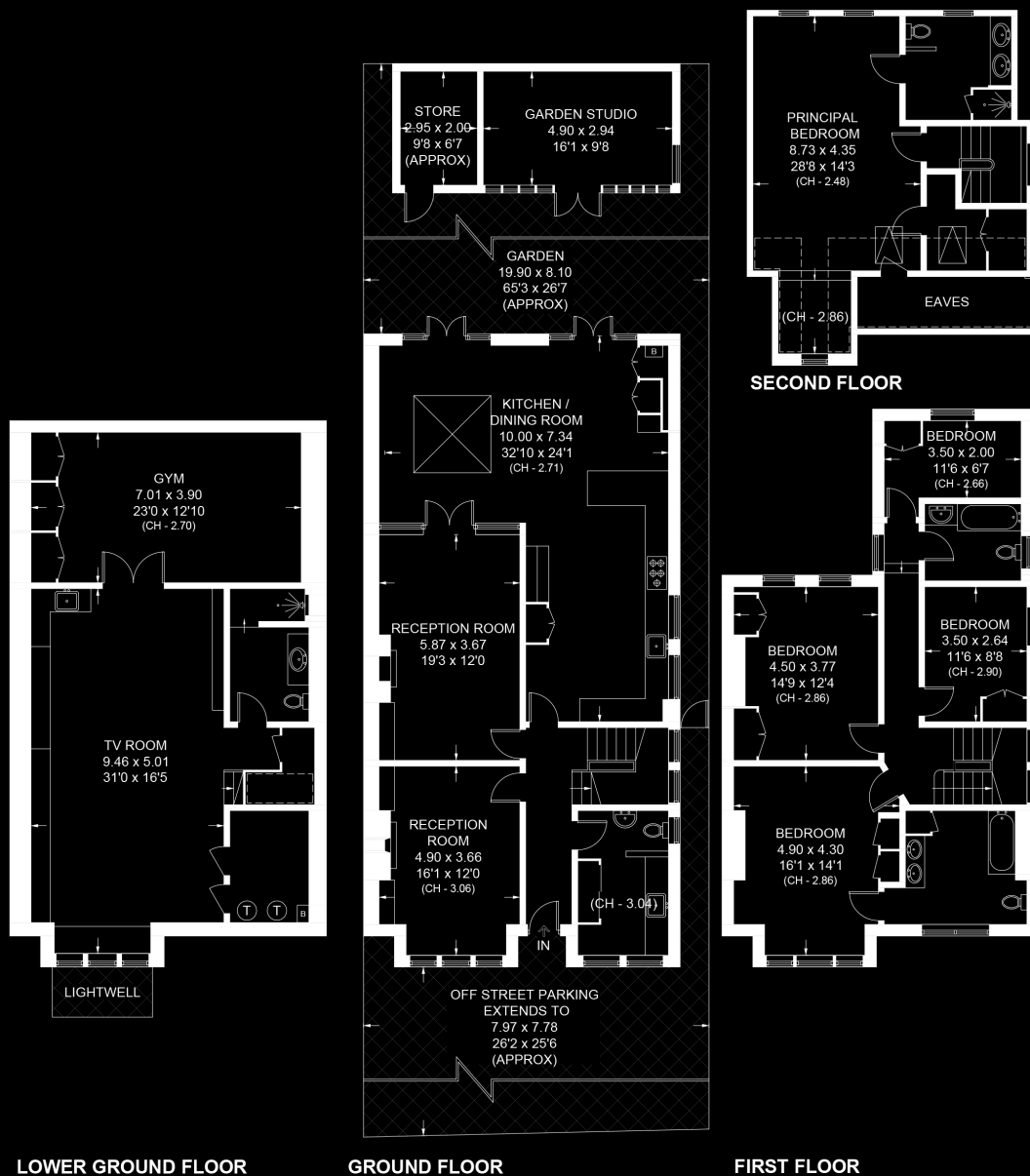
Approximate Area = 351.3 sq m / 3781 sq ft

Including Limited Use Area / Eaves (16.9 sq m / 182 sq ft)

Store / Garden Studio = 20.3 sq m / 218 sq ft

Total = 370.6 sq m / 3999 sq ft

 = Reduced head height below 1.5m



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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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