

ALDERBROOK ROAD, SW12  
GUIDE PRICE: £850,000 - £950,000



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## ALDERBROOK ROAD, SW12

£850,000 – £950,000

3 BEDROOMS | 3 BATHROOMS |  
3 RECEPTION ROOMS | KITCHEN | FREEHOLD |  
1,552 SQ FT | 144 SQ M

An exciting opportunity to acquire this charming Victorian terraced home offering 1,552 Sq. Ft of versatile living space in the heart of the Nightingale Triangle. Brimming with character and original period features including high ceilings, bay windows, and feature fireplaces, this property is perfect for those looking to create a bespoke family home.

The accommodation comprises two reception rooms, a separate kitchen/breakfast room that opens directly onto a south-facing private patio garden—ideal for entertaining and relaxing.

Upstairs, you'll find three generous double bedrooms and two bathrooms, providing ample space for family living. A useful cellar offers additional storage or potential utility space. There is also scope to extend into the loft (STPP), making this a fantastic opportunity for further development.

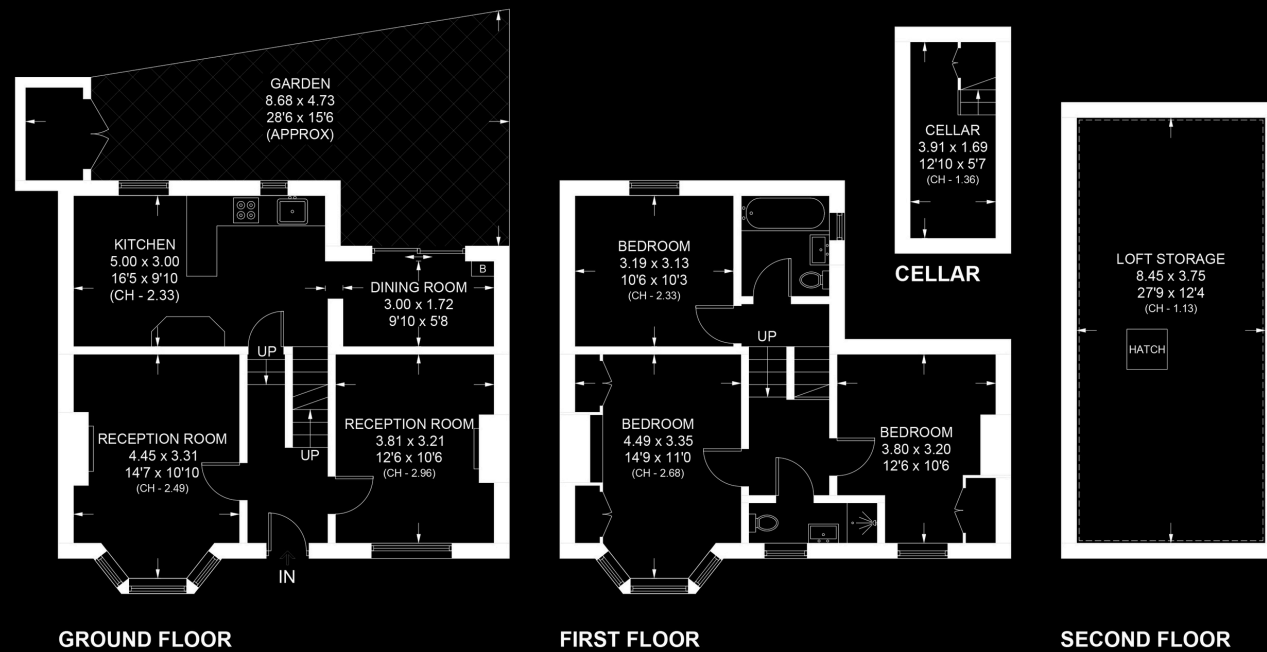
Located moments from the open green spaces of Clapham Common, excellent transport links via both Clapham South underground and Balham Overground, and a vibrant selection of local amenities, this property is perfectly positioned for convenience and lifestyle.

A rare find with huge potential—ideal for someone looking to make it their own.





Approximate Area = 144.2 sq m / 1552 sq ft  
(Including Cellar / External Cupboard / Loft / Limited use area = 40.9 sq m / 440 sq ft)



## ALDERBROOK ROAD, NIGHTINGALE TRIANGLE, SW12

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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