

SUDBROOKE ROAD, SW12
GUIDE PRICE: £2,250,000 - £2,500,000



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SUDBROOKE ROAD, SW12
£2,250,000 – £2,500,000

5 BEDROOMS | 4 BATHROOMS | 3 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,857 SQ FT | 265 SQ M

Elegant five bedroom semi-detached family home Between the Commons with a 53 ft private garden.

Set on the highly sought-after Sudbrooke Road, nestled between Clapham and Wandsworth Commons, this beautifully presented semi-detached house offers an impressive 2,857 sq ft of versatile living space, ideal for family life and entertaining. Upon entering, you're welcomed by an elegant reception hallway that sets the tone for the rest of the home. To the front, a separate reception room features a striking bay window that floods the space with natural light, complemented by a feature fireplace that adds warmth and character. A second reception room at the rear opens directly onto the private, mature garden, creating a seamless indoor-outdoor flow.

The ground floor also boasts a modern kitchen with a breakfast bar, perfect for casual dining, which leads into a bright conservatory/dining area with floor to ceiling windows overlooking the beautiful rear garden. A guest WC completes the ground floor layout.

Upstairs, the principal bedroom is a true retreat, complete with a luxurious en-suite bathroom. There are four further double bedrooms, each generously proportioned, served by three additional bathrooms. Ample eaves storage throughout the upper floors ensures practicality without compromising on style.

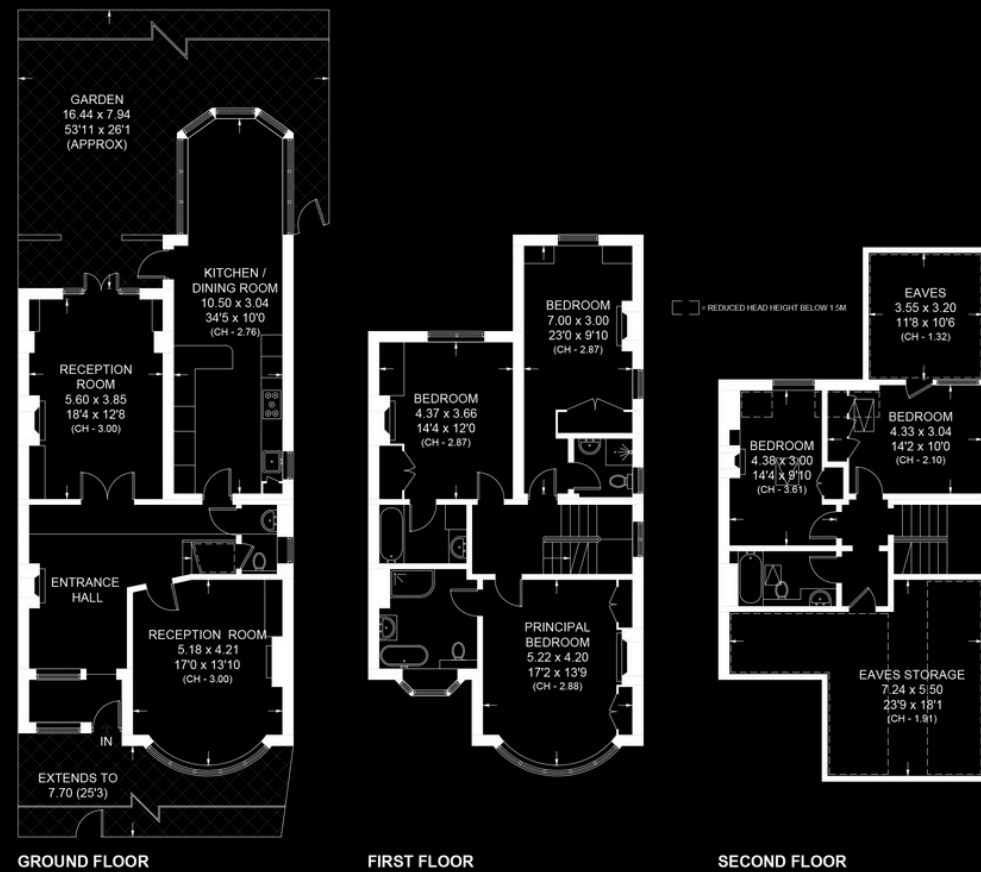
The 53 ft rear garden is a standout feature—secluded and thoughtfully landscaped with a mix of lawn and paved areas, surrounded by mature planting that offers privacy and a tranquil setting. Side access and the original ornate wooden veranda completes this secluded outside space.

Sudbrooke Road is a quiet residential street known for its family-friendly atmosphere and proximity to the vibrant amenities of Northcote Road. Excellent transport links are nearby, including Clapham South Underground and Wandsworth Common Mainline stations, making commuting into Central London effortless. The area is also well-served by a selection of highly regarded schools, both state and independent.

This is a rare opportunity to acquire a substantial and stylish home in one of South West London's most desirable locations.



Approximate Area = 265.4 sq m / 2857 sq ft
(Including Limited Use Area 35.5 sq m / 382 sq ft / Eaves Storage)



SUDBROOKE ROAD, BATTERSEA, 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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