

**BRIARWOOD ROAD, SW4**  
GUIDE PRICE: £1,500,000 - £1,700,000



**WILFORDS**  
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4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION ROOM | KITCHEN | FREEHOLD | 1,868 SQ FT | 174 SQ M

A beautiful example of a wide Edwardian family home offering refined living and exceptional design, providing generous accommodation arranged across three impressive floors, further enhanced by a beautifully landscaped garden with a fully fitted 'summer house', perfect for those who work from home, or who require a separate dwelling for business purposes.

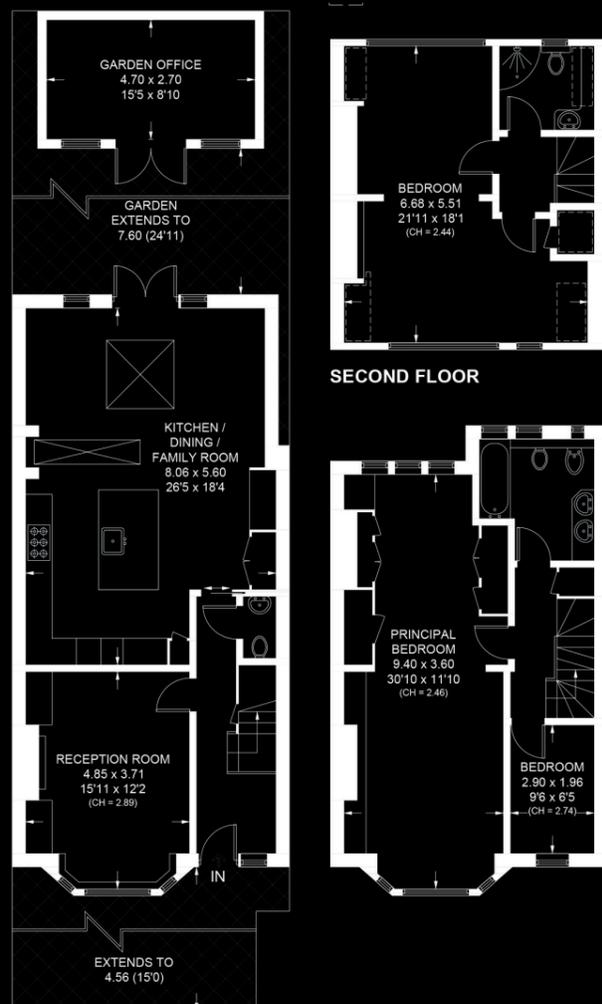
The property has been comprehensively extended and finished to an exacting standard, featuring wooden double glazed sash windows throughout and engineered Oak flooring from top to bottom. The ground floor is welcomed by an elegant, cosy reception room with a feature fireplace, through the hallway is a WC, with a utility cupboard cleverly tucked under the staircase leading through to a contemporary kitchen and breakfast room, that truly forms the heart of the home. This superb space features a central island, a full range of integrated appliances, ample space for dining, and a comfortable adjoining lounge area—ideal for both family life and entertaining.

The first floor hosts a generously proportioned principal bedroom with handmade fitted, bespoke wardrobe. A smaller single room, alongside a stylishly appointed family bathroom. The top floor is currently used as an Art Studio, however the option to return the use of the loft space to two bedrooms can be accomplished with ease, a further large bathroom completes the top floor.

Briarwood Road is a consistently sought after residential road just off Abbeville Road, making it convenient for bespoke shops, cafes, bars and restaurants in Abbeville Village, plus the transport, amenities and open spaces at Clapham Common.



Approximate Gross Internal Area = 173.5 sq m / 1868 sq ft



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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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