

BENNERLEY ROAD, SW11

GUIDE PRICE: £2,000,000 - £2,200,000



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BENNERLEY ROAD, SW11
£2,000,000 – £2,200,000

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,035 SQ FT | 189 SQ M

Set on one of the most sought-after roads Between the Commons, this end of terrace Victorian house offers incredible entertaining space, with an oversize ceiling height to much of the ground floor. Recently refurbished and coming to the market chain free, original detailing sits comfortably alongside modern fittings, creating a home that is characterful, yet stylish and contemporary.

The ground floor is arranged with day to day life in mind. To the rear, an extended family room brings together a modern kitchen with granite worktops and integrated appliances, a dining area and a relaxed snug, all opening directly onto the private rear garden. A separate utility room keeps practicalities discreet. At the front, the main reception room is quietly impressive, with a bay window and feature fireplace.

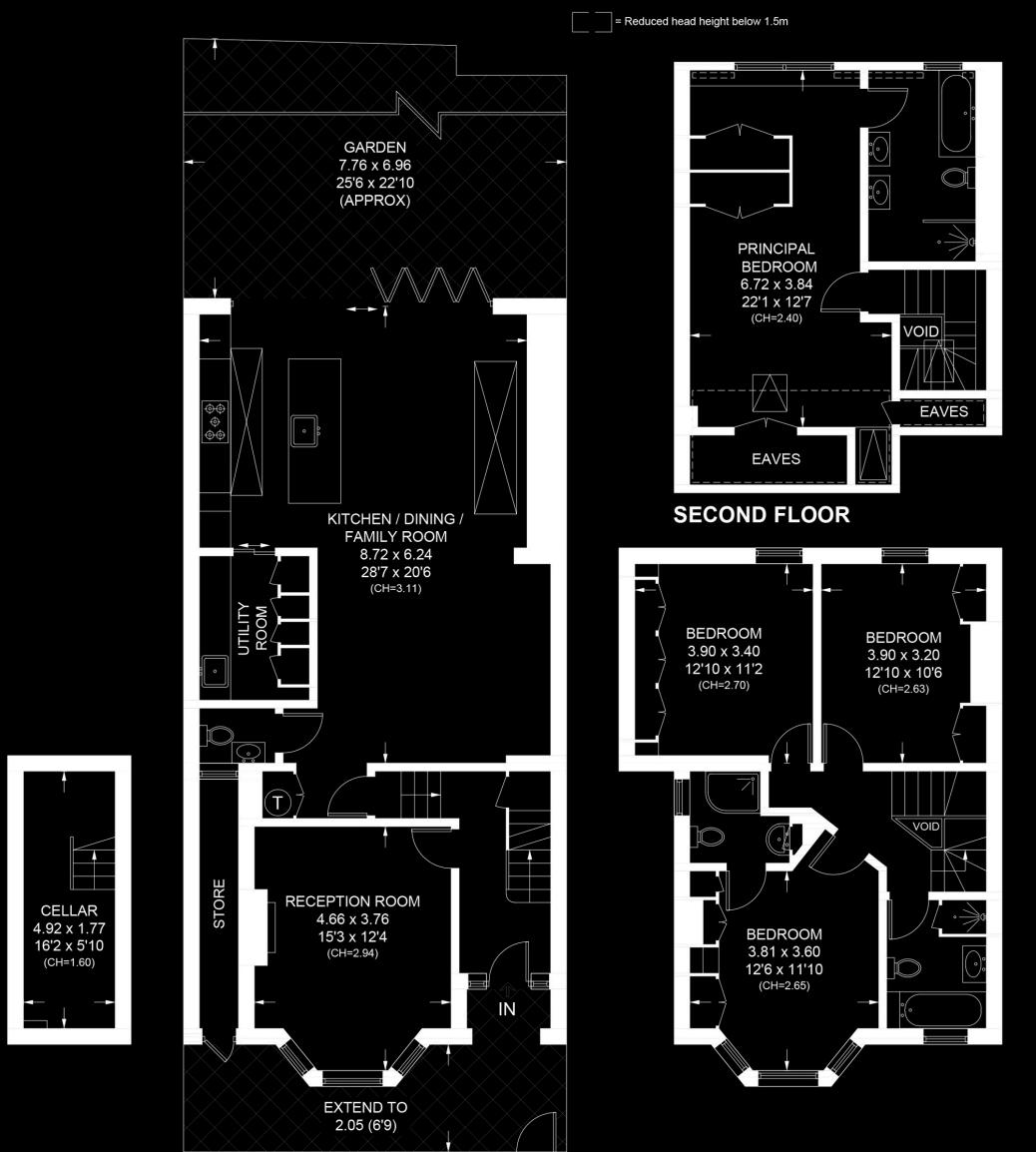
Upstairs, the top floor provides a spacious principle bedroom with ample storage and an en-suite bathroom with both bath and shower. Three further double bedrooms are arranged across the upper floors and are served by two additional modern bathrooms, all finished in a considered and understated style.

Outside, the rear garden offers a private and versatile place to exercise or unwind, while a useful side shed at the front provides secure storage for bicycles and outdoor equipment. These thoughtful features reflect the tailored approach taken throughout the refurbishment.

The house sits Between the Commons, close to the open green spaces of Wandsworth and Clapham Commons. Northcote Road's cafés, restaurants and independent shops are nearby, alongside highly regarded state schools including Belleville, Honeywell and Bolingbroke Academy, as well as a choice of private schools. The location also benefits from strong transport connections, from Clapham Junction, while Clapham South tube and even Wandsworth Common mainline station are also within striking distance.



Approximate Area = 180.5 sq m / 1943 sq ft
 Cellar = 8.6 sq m / 92 sq ft
 Total = 189.1 sq m / 2035 sq ft
 Including Limited Use Area (8.3 sq m / 89 sq ft) Eaves / Excluding Store / Void



BENNERLEY ROAD, BETWEEN THE COMMONS, SW11

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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