

Rodenhurst Road, SW4
Guide Price: £3,000,000 - £3,300,000



WILFORDS
LONDON



Rodenhurst Road, SW4

£3,000,000 - £3,300,000

2,907 sq ft / 270.1 sq m

5 Bedrooms

4 Bathrooms

3 Reception Rooms

Kitchen

Freehold

An elegant double-fronted, semi-detached five-bedroom family house on Rodenhurst Road, extending to approximately 3,000 sq ft and arranged over three beautifully balanced floors. Meticulously refurbished and thoughtfully extended, the house combines classic proportions with a calm, contemporary finish designed for modern family life, and benefits from off-street parking with space for at least two cars.

Rodenhurst Road is the most sought-after address within Abbeville Village, ideally positioned moments from Clapham Common and close to the charming independent boutiques, cafés, restaurants and local amenities. Transport links are excellent with Clapham Common and Clapham South Underground stations (Northern Line) nearby, along with convenient bus routes.



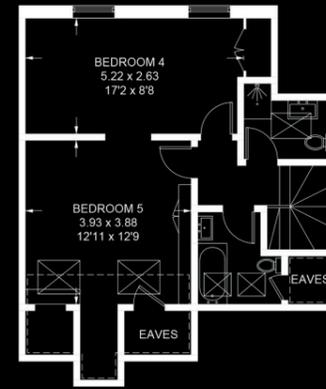
Approximate Area = 256.7 sq m / 2763 sq ft
 Outbuildings = 13.4 sq m / 144 sq ft
 Total = 270.1 sq m / 2907 sq ft
 Including Limited Use Area (9.2 sq m / 99 sq ft) / Eaves



☐ = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

RODENHURST ROAD, SW4

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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