

Rodenhurst Road, SW4  
Guide Price: £2,000,000 - £2,250,000



WILFORDS  
LONDON



## Rodenhurst Road, SW4

£2,000,000 - £2,250,000

1,967 sq ft / 182.8 sq m

4 Bedrooms

3 Bathrooms

2 Reception Rooms

Kitchen

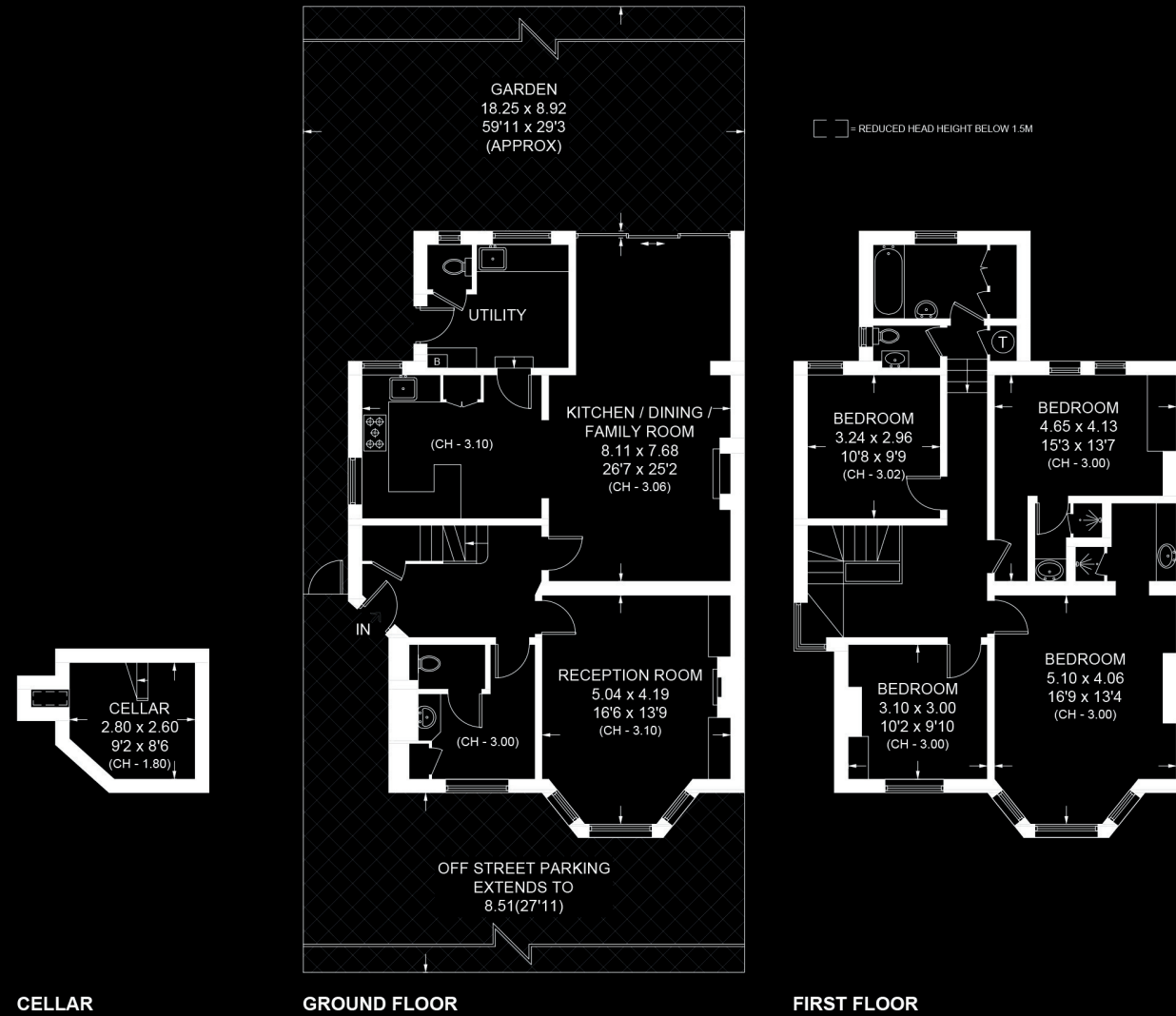
Freehold

Coming to the market for the first time in almost a century, Wilfords are delighted to introduce a charming period family home set on the much admired Rodenhurst Road, offering a huge amount of potential to extend with already generous proportions, beautiful natural light and the rare advantage of off street parking in the heart of Abbeville Village.

Rodenhurst Road is one of Abbeville Village's most sought after residential addresses—broad, tree lined and moments from the vibrant selection of boutiques, cafés and restaurants on Abbeville Road. The open green spaces of Clapham Common are within easy reach, as are transport links at Clapham South and Clapham Common Underground stations.



Approximate Area = 175.6 sq m / 1890 sq ft  
 Cellar = 7.2 sq m / 77 sq ft  
 Total = 182.8 sq m / 1967 sq ft  
 Including Limited Use Area (0.3 sq m / 3 sq ft)



CELLAR

GROUND 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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