

Wroughton Road, SW11  
Guide Price: £2,000,000 - £2,250,000



WILFORDS  
LONDON



## Wroughton Road, SW11

£2,000,000 - £2,250,000

2,187 sq ft / 203 sq m

4 Bedrooms

3 Bathrooms

1 Reception Room

Kitchen

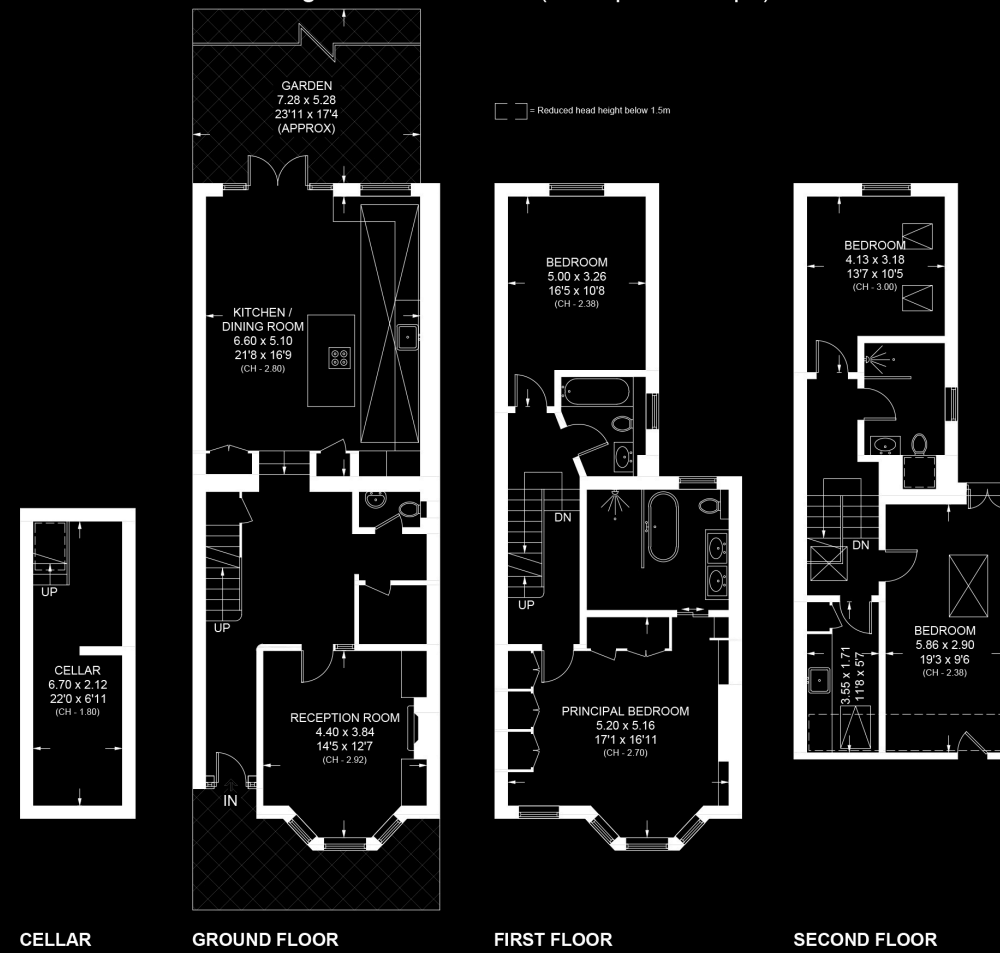
Freehold

A comprehensively renovated Victorian terraced house extending across four floors and offering 2,187 square feet of well-considered living space. Rebuilt from the inside out in 2021 with a full rear and side return extension and a loft conversion, the house balances its original period character with a confident, contemporary interior. To the rear, the south-westerly garden is accessed directly from the kitchen, catching the afternoon and evening sun.

Wroughton Road sits within easy reach of Clapham South and Clapham Common Underground stations, placing the West End well within reach. Northcote Road is a short walk away, with its independent shops, weekend market and cafés providing daily convenience alongside a relaxed neighbourhood feel. Both Clapham & Wandsworth Commons are close by for open space and recreation.



Approximate Area = 189.1 sq m / 2035 sq ft  
 Cellar = 14.1 sq m / 152 sq ft  
 Total = 203.2 sq m / 2187 sq ft  
 Including Limited Use Area (6.0 sq m / 64 sq ft)



## WROUGHTON ROAD, 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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