



CHATTERTON | REES



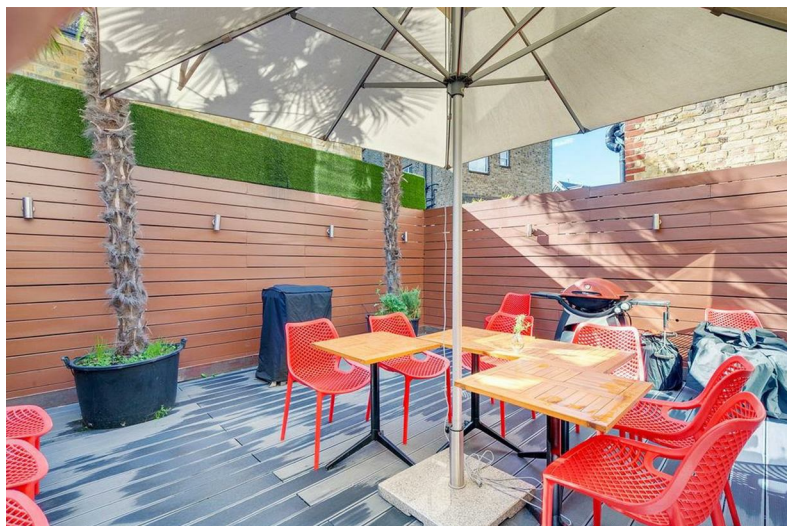
73 Brynmaer Road

, London, SW11 4EN

Asking price £2,395,000



73 Brynmaer Road



Description

This substantially refurbished four bedroom house offers a plethora of entertaining space and sits across four floors in a period terraced house.

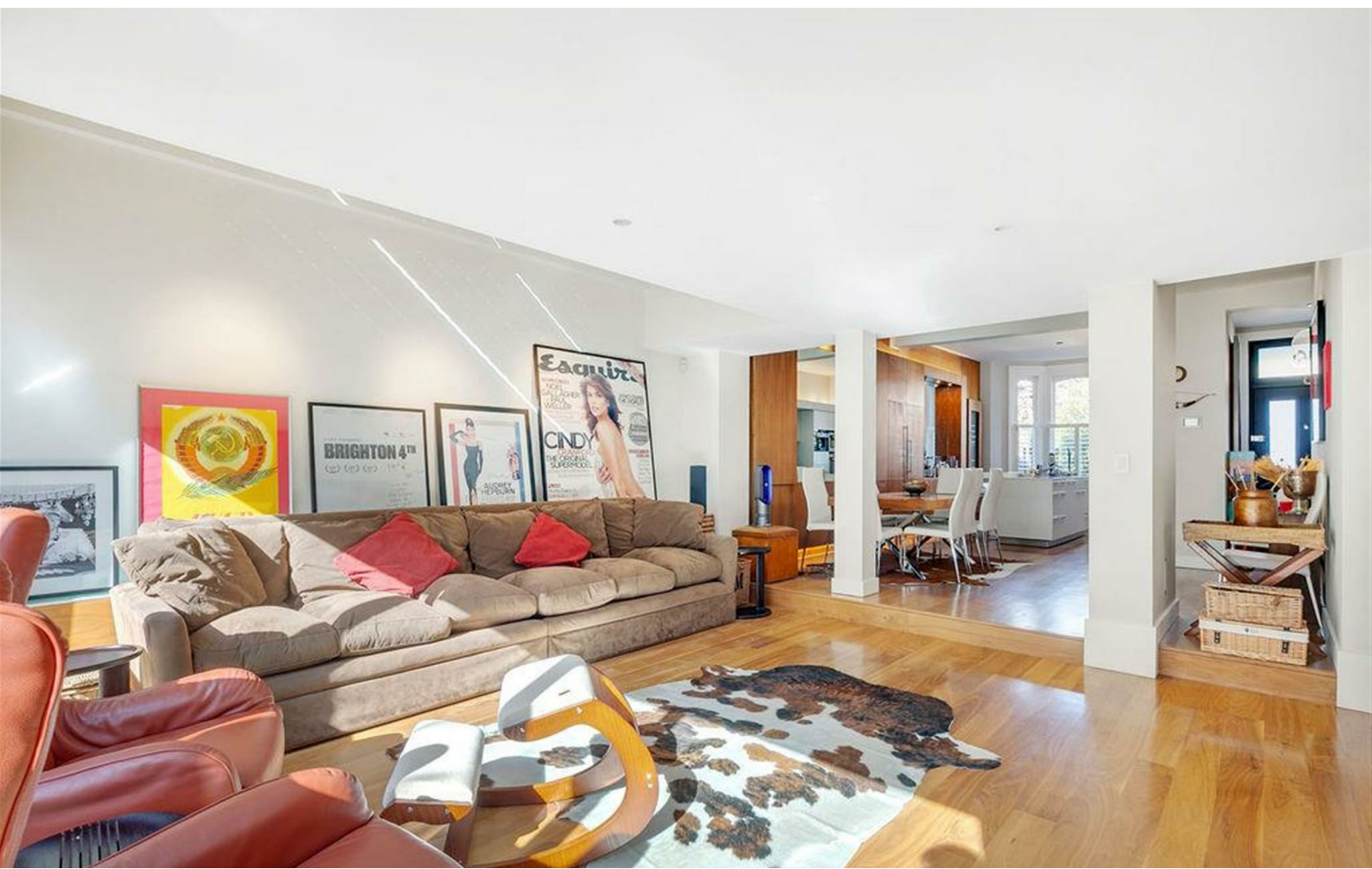
On the ground floor, in a break from the norm, the living space has been reversed. Immediately to the front of the house, there is a stylish Bulthaup kitchen, including a one hundred bottle wine storage unit. There is a dining area beyond, and at the rear of the house, there is a wonderfully wide drawing room which leads onto a spacious decked patio garden, ideal for summer entertaining.

Upstairs on the second floor, the rooms have been merged, but again in an unconventional way that provides much better use of the space to create a substantial master bedroom suite. To give additional living space, there is a very good sized and contemporary family room in the basement.

Brynmaer Road is situated close to the wonderful facilities and open expanse of Battersea Park and great schools, including Little Red Hen nursery and Thomas' Battersea Primary school. There are excellent transport connections to Chelsea, either by bus or by train from Battersea Park or Queenstown Road, with direct trains to Victoria or Waterloo. Clapham Junction mainline station is also nearby.

- 4 Bedrooms
- 2 Reception rooms
- Garden
- 3 Bathrooms
- Modern finish throughout
- EPC Rating - C





Brynmaer Road, SW11
Gross internal area (approx.):
233.7 sq.m. (2516 sq.ft.)
 For identification purposes only. Not to scale.
 Floorplanners ©

Lower ground floor
 375 Sq.ft.

Ground floor
 808 Sq.ft.

First floor
 670 Sq.ft.

Second floor
 650 Sq.ft.

Lower ground floor details:
 Family Room: 3.60 x 5.05 (18'4" x 16'7")
 Utility

Ground floor details:
 Garden: 6.25 x 5.85 (17'3" x 19'2")
 Reception: 5.63 x 5.25 (18'6" x 17'3")
 Dining Area: 4.85 x 3.95 (15'10" x 13")
 Kitchen: 4.35 x 4.15 (14'3" x 13'7")

First floor details:
 Bedroom: 3.60 x 3.40 (11'10" x 11'2")
 Bedroom: 4.10 x 3.65 (13'5" x 12")
 Bedroom: 3.85 x 3.65 (12'6" x 12")

Second floor details:
 Bedroom: 5.80 x 4.45 (19' x 14'7")

A map of Battersea, London, showing the River Thames to the west and Battersea Park to the north. Major roads labeled include A3220, A3205, A3216, B305, and B224. A green pin is located near the intersection of Albert Bridge Rd and A3220. The map also shows the HelSEA Arbour and NDS End. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Please contact our Chatterton Rees Office
on 020 3780 0580 if you wish to arrange a viewing appointment for this property
or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		73	82
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		73	82
England & Wales EU Directive 2002/91/EC			