



**Sugden Road, SW11**

**£1,500,000**

**Dexters**



## Sugden Road, SW11

An exceptional four double bedroom freehold home measuring just shy of 1,800 Sq Ft on the sought after Sugden Road. The property comprises of a double reception room, extended eat-in kitchen, four double bedrooms, two bathrooms, additional WC, private garden & private roof terrace. The property benefits further from extension potential into the side return (STPP).

As you enter you are greeted by a warm and welcoming hallway. To the left is a double reception room with high ceilings, fireplace, multiple comfortable seating areas and bespoke cabinetry. The extended eat-in kitchen is located to the rear with plenty of space for dining, integrated appliances including two ovens, perfect for entertaining. The low maintenance private garden is accessed through the side return. On the first floor you have a double bedroom, Principal bedroom, spacious family bathroom, separate WC & roof terrace. On the half landing and into the loft extension you have an additional two double bedrooms with plenty of storage and additional family bathroom.

Sugden Road is located moments from Clapham Common and the many shops, cafés, gyms and restaurants on Lavender Hill. The fashionable Northcote Road is within a short walk, along with the department stores and excellent transport links of Clapham Junction.

### Features

- Freehold Home
- Double Reception Room
- Four Double Bedrooms
- Two Bathrooms & WC
- Private Garden & Terrace
- Extension Opportunity (STPP)









# Sugden Road, London, SW11



Total area (approx.): 163.0 sq. m (1754.3 sq. ft)  
Terrace area: 6.8 sq. m (73.2 sq. ft)

## Dexters

Northcote Road  
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SW11 1QY  
Sales  
020 7483 6333

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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