



SUDBROOKE ROAD
LONDON, SW12

GRANT J BATES
— PROPERTY —



A stylish four/five-bedroom home between the commons

GJB

Sudbrooke Road, London, SW12

Freehold

- Four/Five Bedrooms
- Chain Free
- Shaker Kitchen
- Underfloor Heating
- Dual Pantries
- West Garden
- Two Studies
- Skylight Feature
- Oak Flooring
- Bespoke Cabinetry

Description

Situated on a leafy residential street between Clapham and Wandsworth Commons, this beautifully extended four/five-bedroom home offers 2,712 sq ft of turnkey living space. Thoughtfully redesigned and offered chain-free, the property blends timeless character with high-spec contemporary design.

An inviting entrance leads to a formal reception room with bay window, ceiling detailing, marble fireplace, and bespoke cabinetry. The rear opens into a spectacular open-plan kitchen and living area, designed for modern family life. A Tom Howley shaker kitchen in deep green features stone worktops, Miele and Fisher & Paykel appliances, dual hidden pantries, and a central island with breakfast bar. Oak floors with underfloor heating run throughout, and sliding glass doors open to a west-facing landscaped garden.

The first floor includes three bedrooms and two bathrooms, including a principal suite with dressing room/study and luxurious en suite. The top floor offers a fourth en suite bedroom, a study/snug, and ample storage.

Design details include brass fittings, terrazzo tiles, fluted cabinetry, and a calming palette of greens and neutrals. Curtains and wardrobes are intentionally excluded for buyer customisation, with options available at completion.

Situation

Sudbrooke Road offers excellent access to green spaces, top schools, transport links (Clapham South & Wandsworth Common), and amenities on Northcote and Bellevue Roads.

Additional Information

Local Authority: Wandsworth

Council Tax Band: TBC

EPC Rating: E

Grant J Bates

Director

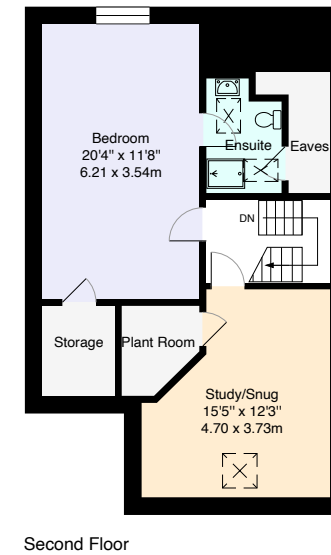
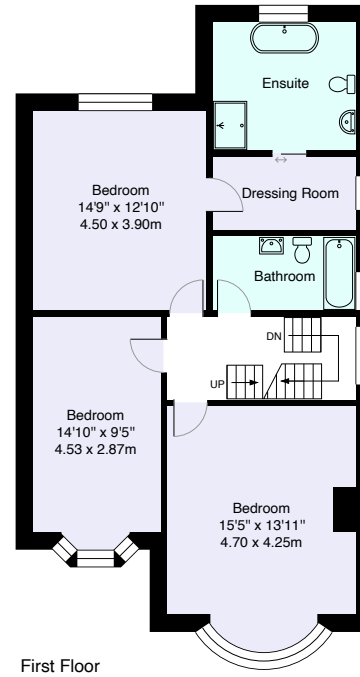
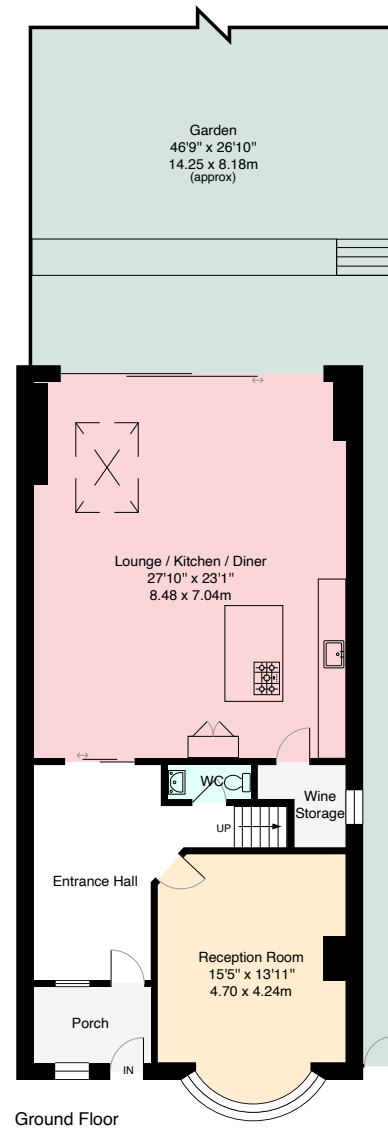
07591 820 395

grant@grantjbates.com









Sudbrooke Road

Approximate Gross Internal Area = 2712 sq ft / 252.1 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.