



ROSEHILL

GERALDINE ROAD
LONDON, SW18

GRANT J BATES
— PROPERTY —



An imposing turnkey home by Wandsworth common



Geraldine Road, London, SW18

Freehold

- Unique Corner Plot
- Six Spacious Bedrooms
- Five Stylish Bathrooms
- Bedroom with Generous Balcony
- Double-Width South-Facing Garden
- Off-Street Parking For 2 Cars
- Bespoke Joinery
- Miele Appliances
- Fired Earth Finishes
- Oak Timber Flooring
- Integrated Sonos System
- No Chain

Description

Set on one of Wandsworth's most sought-after residential roads, this six-bedroom, five-bathroom family home offers nearly 4,000 sq ft of meticulously reconfigured space, complete with off-street parking for two cars, a unique corner plot with a rare double-width landscaped garden, and a coveted south-west orientation flooding the interiors with natural light. The property combines the elegance of its late-Victorian bones with a contemporary finish, making it a true turnkey residence.

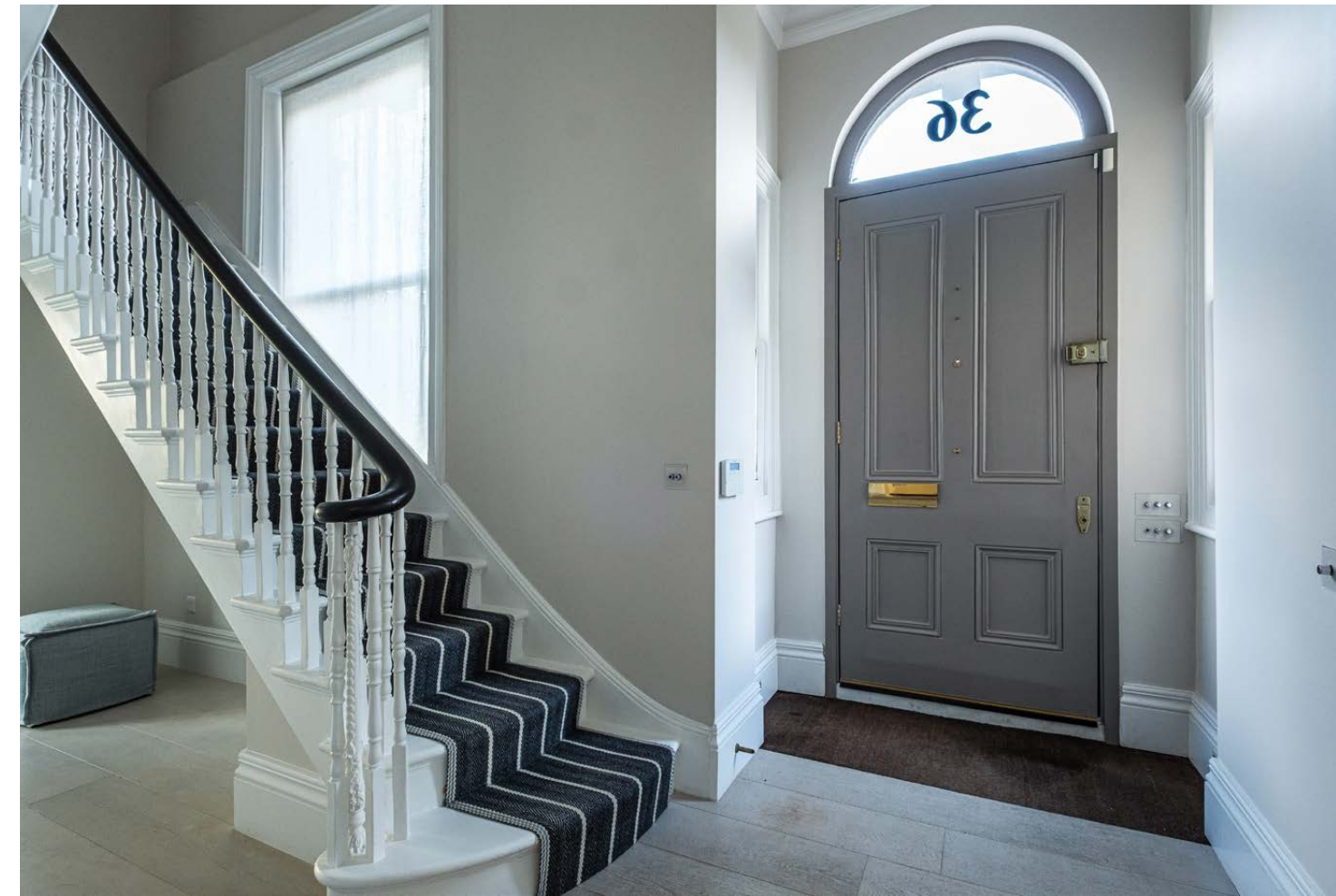
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On entering, high ceilings, cornicing, and a working fireplace set the tone for the formal reception. Breaking with the traditional basement placement, the kitchen was purposefully designed on the raised ground floor to enjoy elevated garden views and exceptional light. Designed for both family living and entertaining, it features limestone work surfaces, Fired Earth tiles, a pantry cupboard, Miele appliances including double ovens, wine fridge, a gas hob, hot water tap, and waste disposal.

The lower ground floor opens seamlessly onto the garden through west-facing sliding doors. Here, a relaxed family living space flows directly into the terrace, perfect for indoor-outdoor entertaining. A bespoke integrated bar, complete with dishwasher, wine fridge, and a separate storage room, enhances the entertaining potential, while a laundry room provides additional storage and extra refrigeration. A self-contained bedroom suite on this level, with its own private entrance, offers flexibility as a nanny or guest annex.

Across the upper floors are five further bedrooms, including a generous principal suite with a walk-in dressing room and a beautifully detailed bathroom curated by an interior designer. One of the additional bedrooms benefits from a generous balcony overlooking the gardens, while the top floor offers an attic playroom/additional living space, ideal for children, teenagers, or as a quiet retreat.



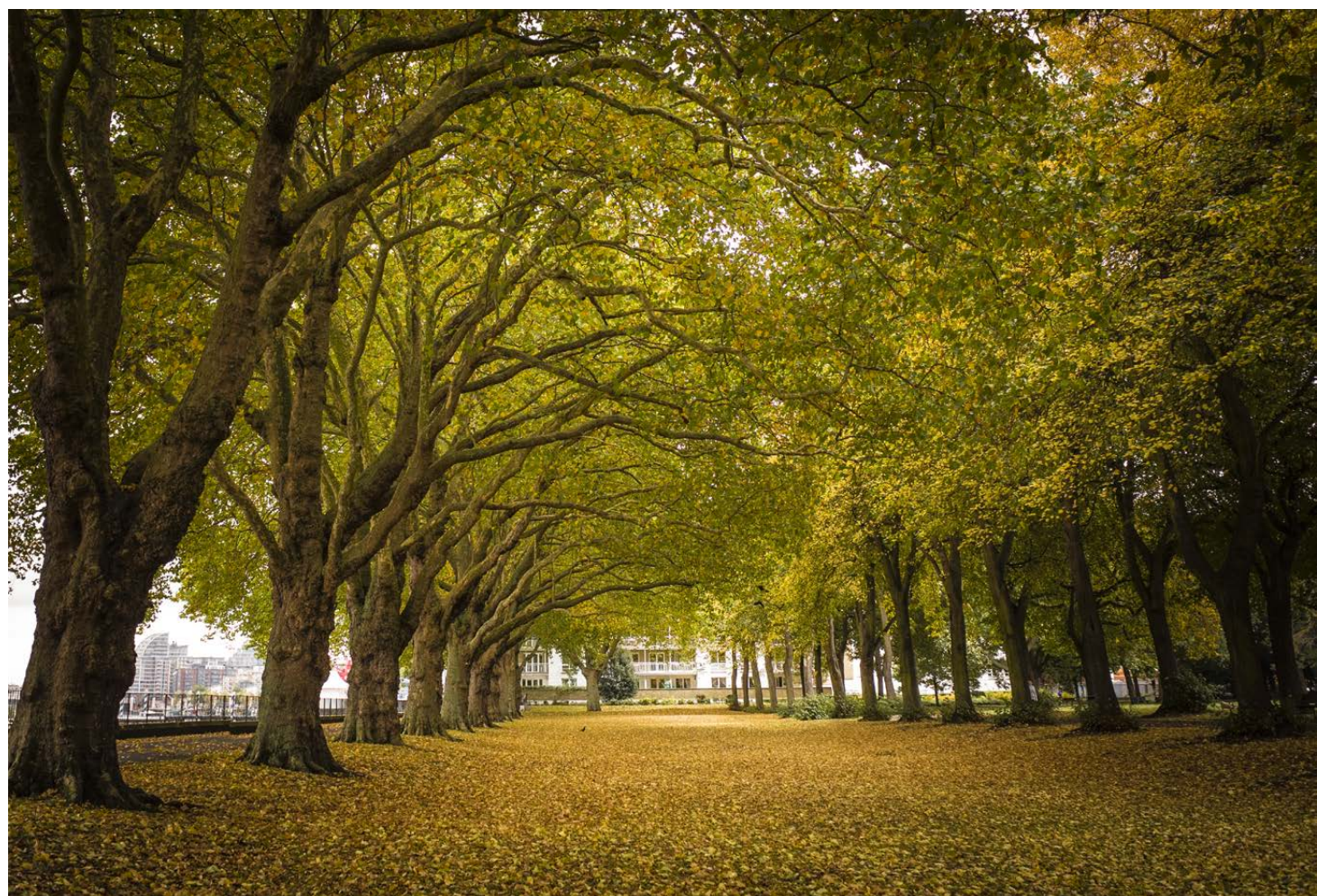




Fired Earth tiles, bespoke joinery, and large-format oak flooring run throughout, alongside integrated lighting and a full Sonos sound system across the ground floor, lower ground, and the outdoor BBQ area.

Situation

Geraldine Road is prized for its proximity to Wandsworth Common and the green expanses of Clapham Common. Excellent schools — both state and independent — are nearby, alongside vibrant local shopping and dining along Old York Road and St John’s Hill. Wandsworth Town Station provides swift links into central London, while Heathrow and Gatwick are accessible via mainline connections at Clapham Junction and the nearby A3.



Outside

The professionally designed Italian-style garden by Lilly & Day is rare for the road, with the levels dropped to allow direct, easy access from the lower ground floor — a unique advantage compared to other properties. The garden includes a gas point for a BBQ, raised beds, a willow treehouse, a sunken trampoline, and an upper terrace balcony, all designed for year-round enjoyment.

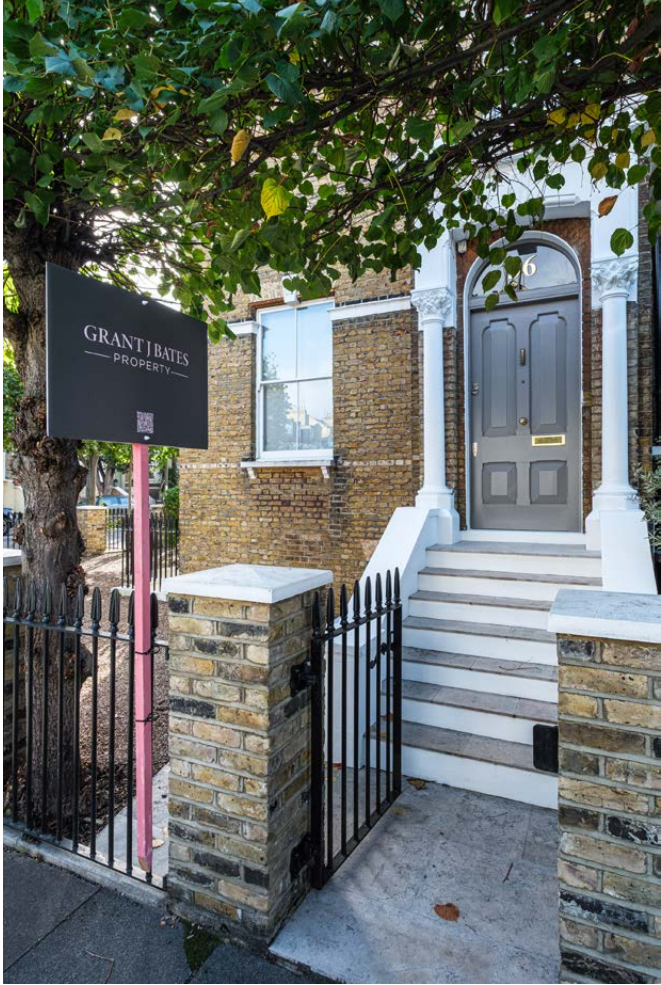
This is a home that balances scale, light, and finish with thoughtful design, ready for immediate enjoyment.

Additional Information

Local Authority: London Borough of Wandsworth

Council Tax Band: H

EPC Rating: D



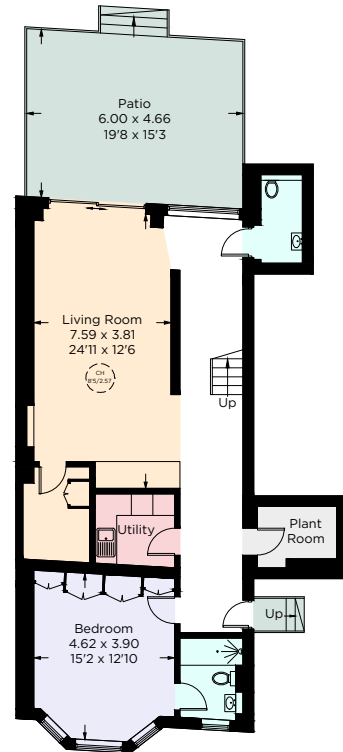
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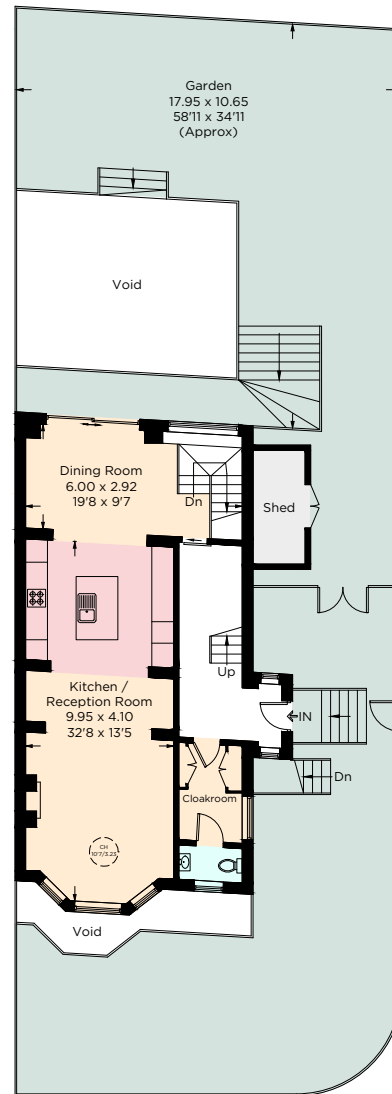
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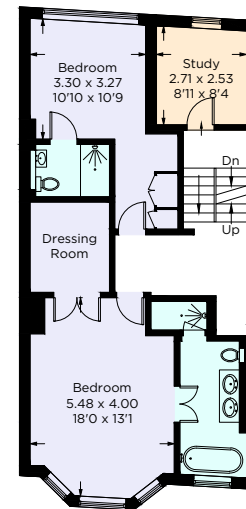


Lower Ground Floor

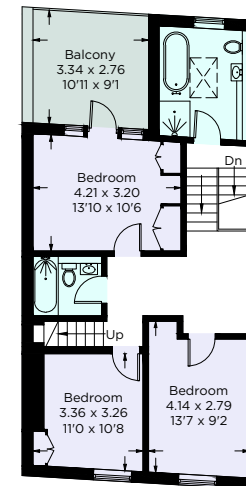


Ground Floor

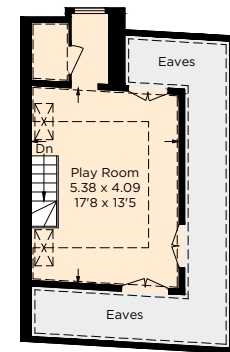
[] = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Third Floor

Geraldine Road

Approximate Gross Internal Area (Excluding Eaves Storage) = 333.95 sq m / 3595 sq ft, Eaves Storage = 20.49 sq m / 221 sq ft,
Total = 354.44 sq m / 3815 sq ft, Approximate Gross External Area = 227.3 sq m / 2446 sq ft

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.