



Alfriston Road





A Landmark New Home

Introducing a stunning new-build, five-bedroom family home that redefines modern living.

Nestled between Clapham and Wandsworth Common, every inch of this magnificent property, spanning 2,909 sq ft (including Studio), reflects impeccable attention to detail, blending state-of-theart design with refined elegance.

From the generous spaces filled with luxury interiors to the soaring high ceilings and bespoke finishes, each element has been meticulously crafted to create an unparalleled living experience in this extraordinary new family home.



Family Room

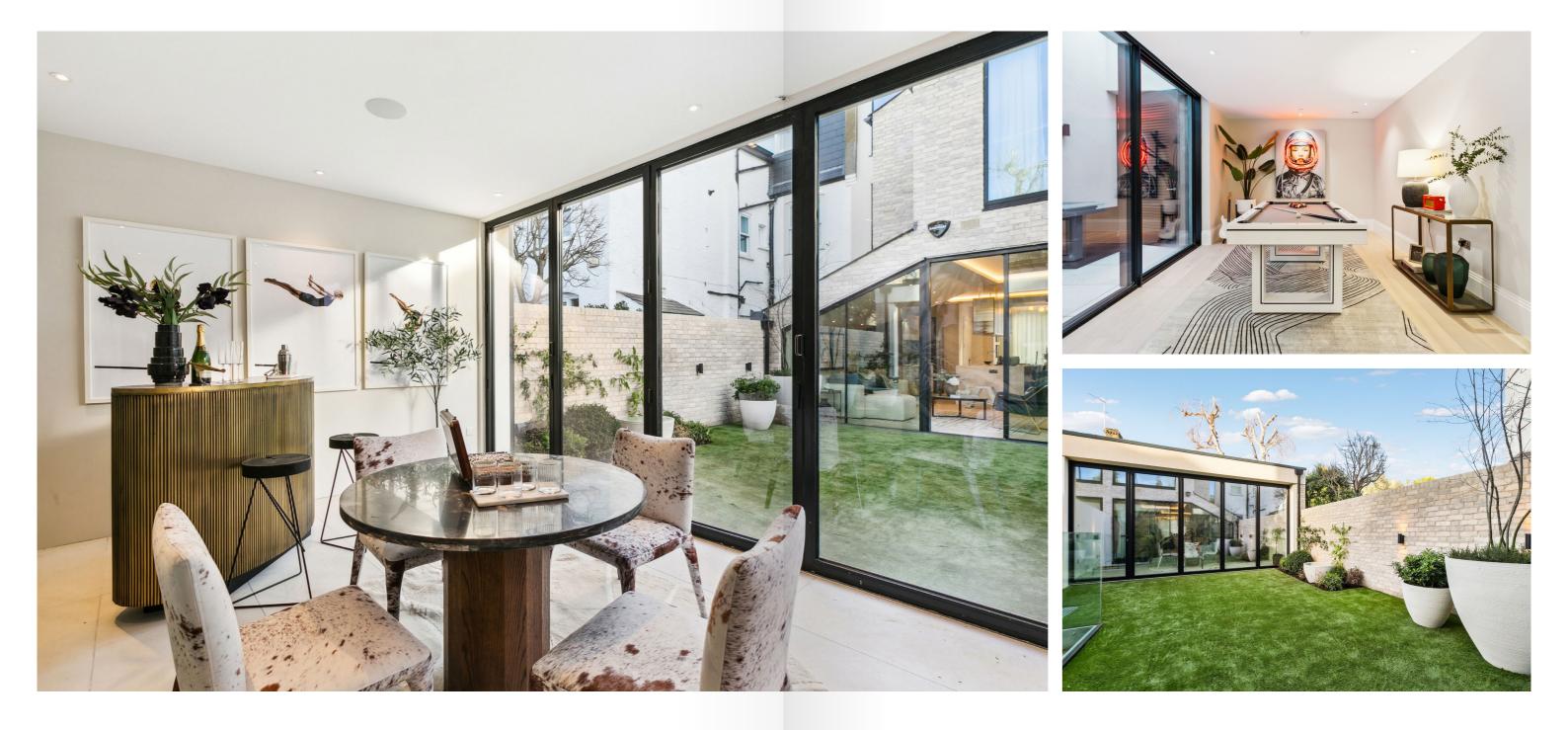
The ground floor unfolds into an open-plan design, seamlessly integrating dining, kitchen and living areas to create the ideal setting for both entertaining and enjoying quality family time.



At the heart of the space is the state-of-the-art Poliform kitchen, distinguished by striking floating glass cabinets above the kitchen island and featuring a Fisher and Paykel American-style fridge freezer, and a Quooker water tap.









Downstairs, on the lower ground floor, a sanctuary of light and space awaits. High ceilings and a generous lightwell invite the sun, illuminating the expansive 37ft reception room. This versatile area, equipped with ceiling-mounted speakers, can transform into a home cinema, deluxe gym, or expansive playroom, adapting to your lifestyle needs and providing a beautiful backdrop to your everyday activity.

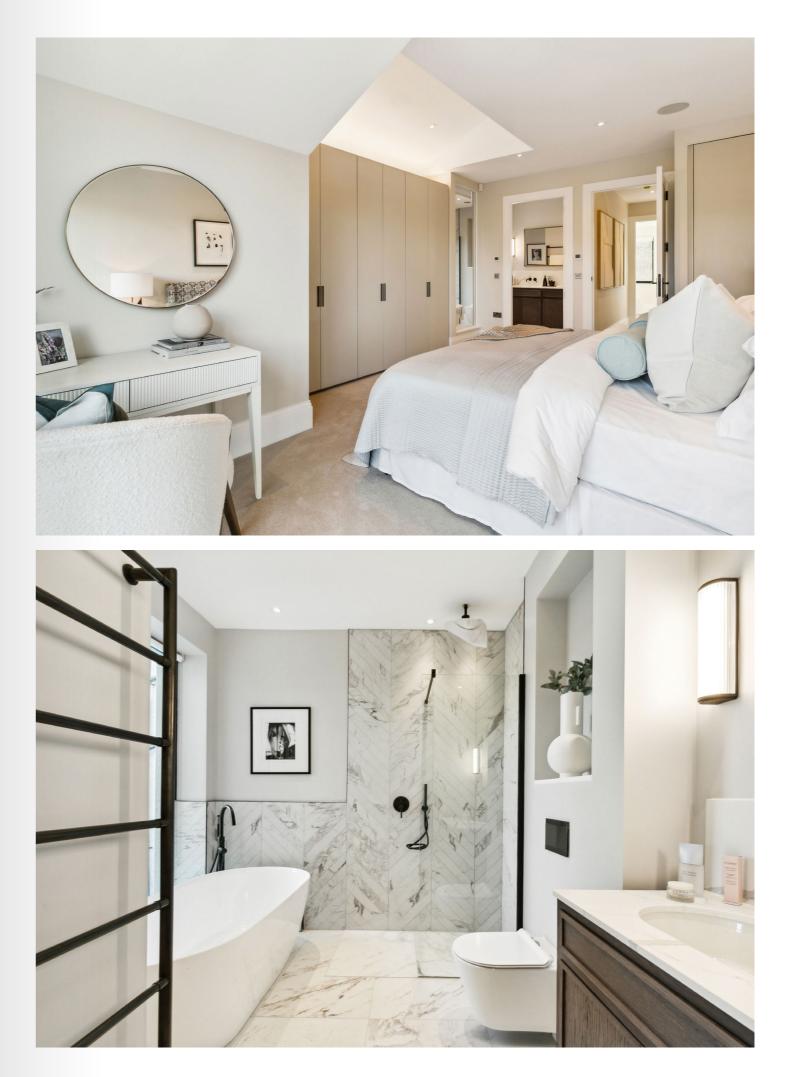
Reception Room



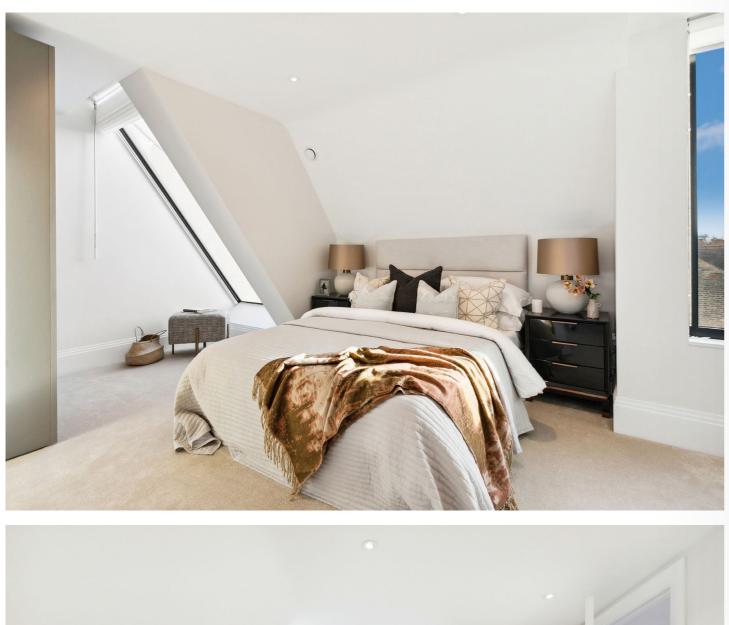
The lower ground floor is also home to the guest suite. The self-contained space features an en suite shower room and a fully equipped Poliform kitchenette with Siemens appliances. With everything you need this is the ideal space for guests or a nanny flat, combining functionality and comfort.

Bedroom Space

Upstairs on the first floor, the expansive principal suite is a haven of tranquillity, with a rear glass wall filling the room with natural light, a lavish Poliform wardrobe dressing area, and an opulent en suite bathroom.







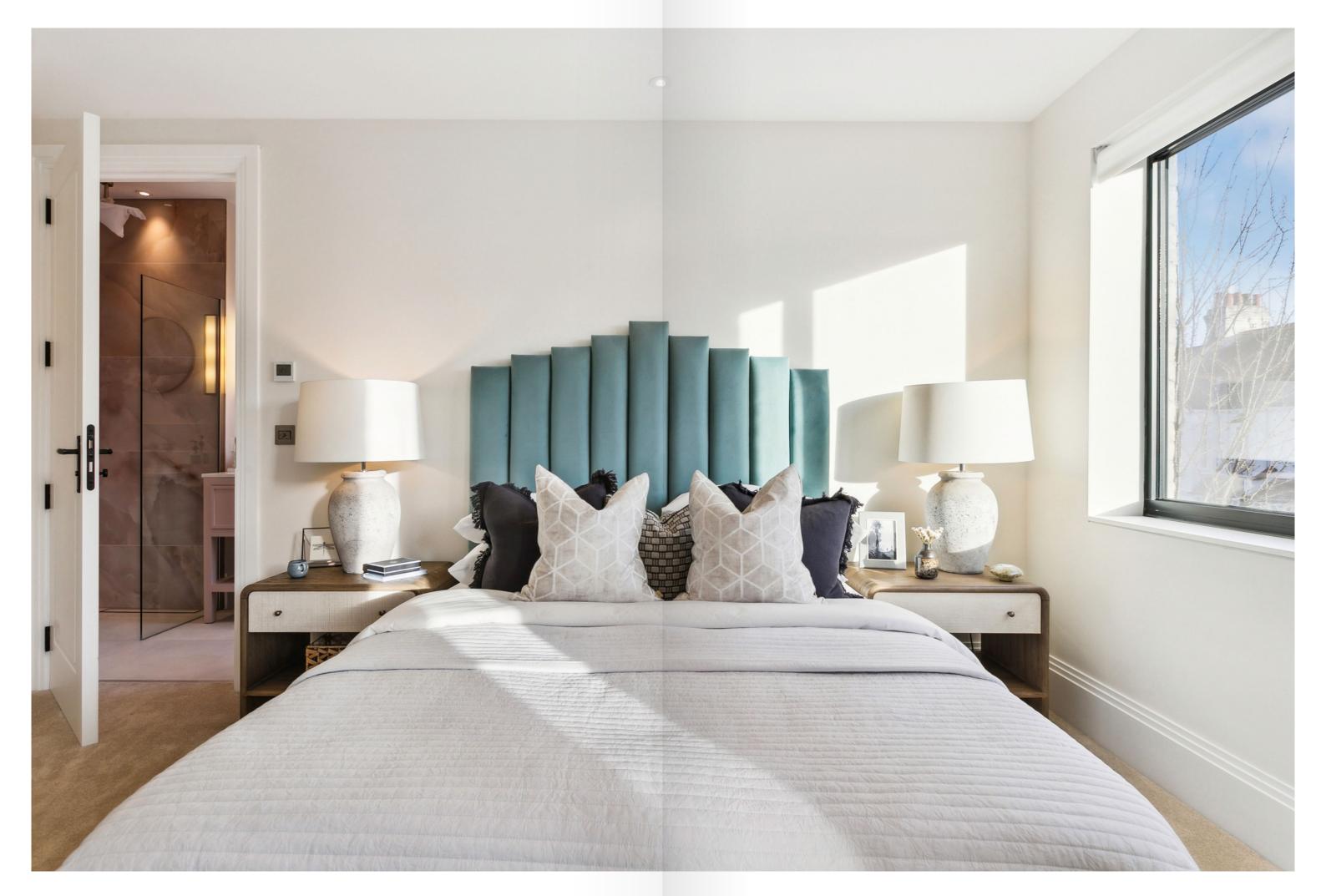


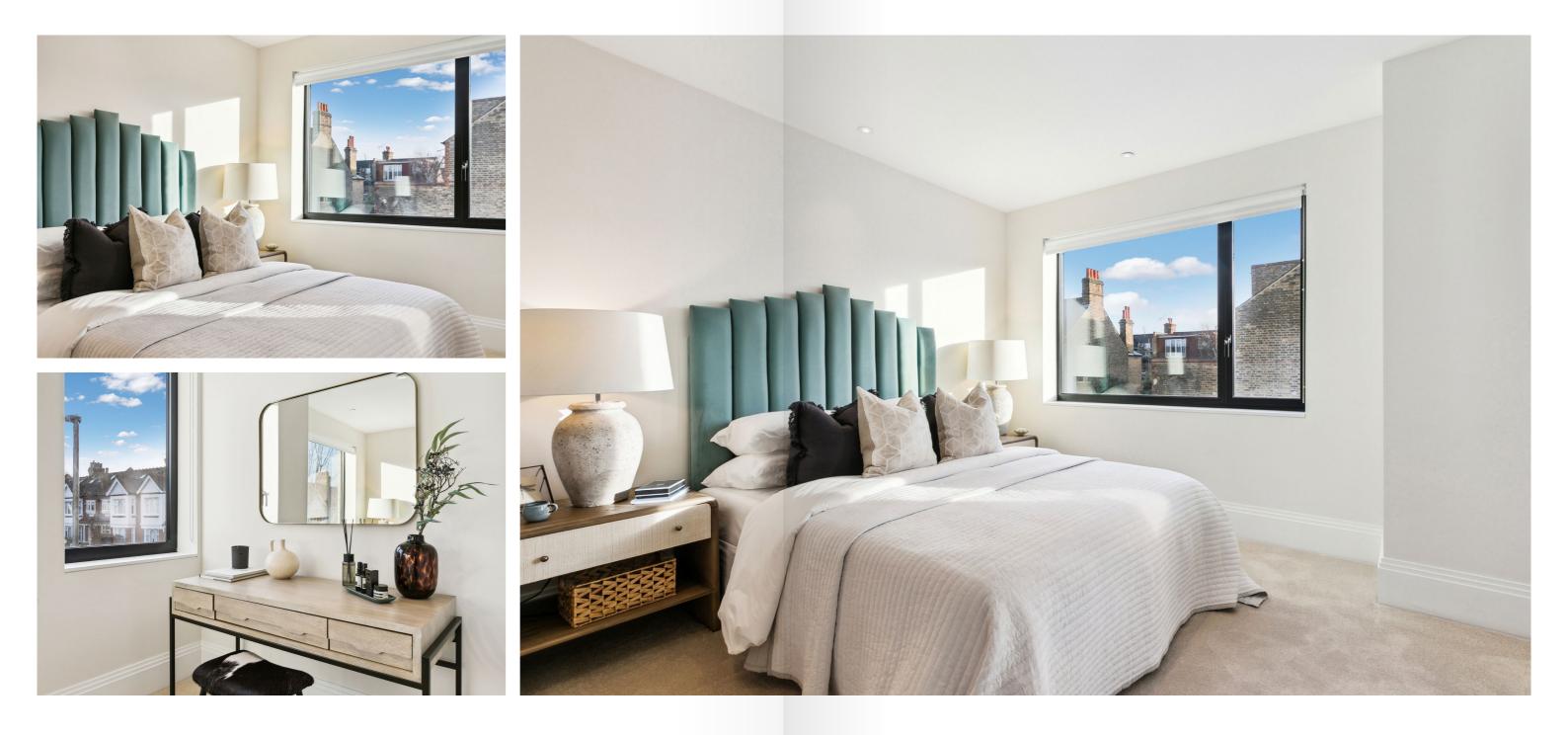


The three further bedrooms spread across the first and second floors echo the principal suite's blend of comfort and elegance. Each bedroom is a private sanctuary, meticulously designed to offer the ultimate in comfort and style. From the plush carpets underfoot to the subtle yet luxurious finishes, every element in these bedroom spaces is finished with the same attention to detail and quality that characterises this exceptional property.

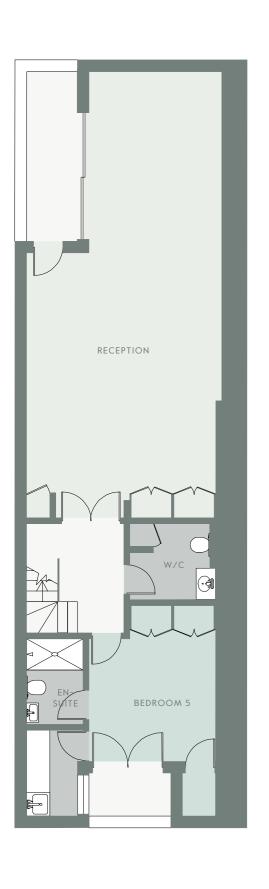








Floor Plans



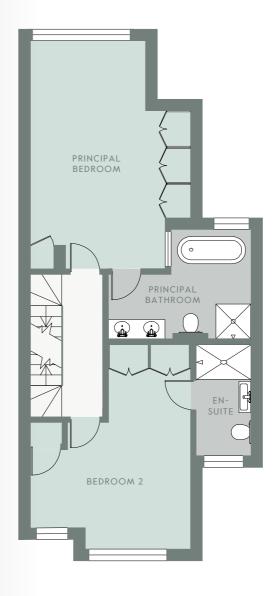
Lower Ground Floor 890 sq ft



747 sq ft

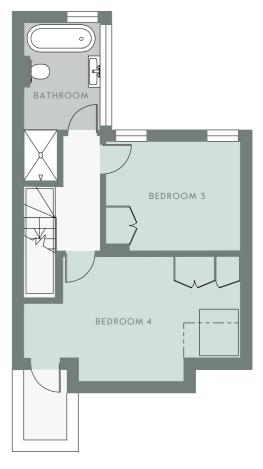
Total area shown on plan 2,909 sq ft (270.3 sq m)

Gross internal area (approx.): 2,692 sq ft (250.1 sq m) Plus Studio 217 sq ft (20.2 sq m) For identification purpose only. Not to scale.



First Floor 642 sq ft





All Areas

- British supplied oak wood straight-plank flooring to ground & lower ground floor
- Italian hand selected, large format, porcelain tiles to all bathrooms
- Comfort cooling to all principal rooms throughout
- British designed ironmongery & window furniture
- Pewter & black satin metal finishes throughout
- \cdot Italian sanitary ware to all other bathrooms
- Bespoke LED coffer cornice ceilings to ground floor and entertainment room

Bathrooms

- Master bathrooms brushed black Italian sanitary ware
- Secondary bathrooms brushed nickel Italian sanitaryware
- Powder rooms brushed gold Italian sanitaryware
- Bespoke vanity units throughout all bathrooms with composite stone tops

Kitchen

- Poliform prime handless kitchen
- Oak smoke melamine & satin lacquer
- Worktops in polished 20mm Calacata
 gold quartz
- LED strip light under wall & island units
- Fisher & Paykel Integrated fridge freezer
- Wine fridge stainless steel
- Stoves Sterling IIOcm range cooker
- Stoves Bi microwave oven & grill
- Blanco Und Andano steel sink
- Quooker boiling water tap
- Quooker soap dispenser
- British designed & manufactured glass cabinet above island with integrated LED lights
- Bespoke LED coffer cornice ceiling

Kitchenette

- Poliform Alea kitchen design
- Melamine & satin lacquer floor and wall units
- Worktops in 20mm thick Ceaserstone Nuvo
- LED strip light under wall units
- Siemens microwave oven
- Siemens induction hob
- Siemens fridge with icebox
- Miele washer/dryer

Utilit

- Poliform bespoke utility units
- Melamine & satin lacquer floor and wall units
- Separate Miele washing machine & tumble dryer

Garden / New Patio

- LED illumination lights
- Italian large format porcelain tiles to floor with grass separation detailing
- Designer landscaped perimeter beds & planters

Heating & Plumbing

- Plumbing & heating system via heat source pump
- Wet underfloor heating to all principal rooms
- Electric under floor heating to all bathrooms
- Individual zone controls and thermostats to all rooms
- Nilan comfort cooling & ventilation system to basement, ground, first & second floor

Lighting & Electrics

- New wiring & electrics throughout
- LED dimmable lighting
- High spec magnetic directional downlight
- Luxury architectural & decorative fixed lighting
- USB charging points

Audiovisual

- Samsung TV's in reception, master bedroom
 & media room
- Bowers & Wilkins high performance in-ceiling speakers in all rooms with TV's

Security

- End-to-end Banham security
- Integrated Banham alarm system
- Police monitoring capability
- Motion sensors to all principal areas

Parking

Residents parking permits are available through the 'Wandsworth Council'

Brands

Kitchen & Utility

Poliform Fisher & Paykel Siemens Stove Quooker

Wardrobes & Joinery

Poliform Wardrobes Bespoke British Made Joinery

Audiovisual

Samsung Bowers & Wilkins

Sanitary ware & Vanities

Bespoke Vanity Units Formosa Vado

Security

Banham

Where city meets serenity

Situated in the heart of one of London's most desirable neighbourhoods, this exquisite home is nestled between the scenic expanses of Clapham and Wandsworth Commons.

Alfriston Road, a peaceful yet connected locale, offers the best of both worlds – the serenity of suburban living and the convenience of city life. Just moments away, the vibrant Northcote Road buzzes with an array of shops and restaurants, serving up local charm and culinary excellence. Meanwhile, the sprawling greenery of the Commons nearby is ideal for outdoor activities, whether that's a morning jog, o dog walk, a game of football or a family picnic.

The area boasts an excellent selection of both state and private schools, making it an ideal choice for families, and for those commuting to the city, Clapham Junction provides quick and easy access to both Victoria and Waterloo.

This location truly offers an unparalleled blend c community, comfort, and convenience.



Developer

wilben

+44 (0)20 7225 0500

info@wilben.com

Viewings strictly by appointment



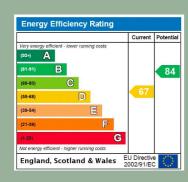
Rampton Baseley 131 Northcote Road, London SWII 6PS

020 7228 5III

Important notice

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26 Bellevue Road, London, SWI7 7EB,

+44 20 3667 6751

