



Rodenhurst Road, Clapham SW4

---



# Rodenhurst Road, Clapham SW4

---

Outstanding Double Fronted Victorian family house in the sought after Abbeville Village. This impeccably refurbished and elegantly extended property offers beautifully proportioned accommodation across four floors.



**Guide price:** £3,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Lambeth

**Council tax band:** H

The ground floor features a grand entrance hall with bespoke wardrobes, a WC, and a sitting room adorned with a feature fireplace and bay window. At the rear, a stunning open-plan kitchen/dining/reception area awaits, showcasing a custom-designed kitchen with high-end integrated appliances, Italian marble flooring, a picture window, and bi-fold doors leading to a beautifully landscaped garden complete with outdoor speakers and sophisticated lighting. On the first floor, the impressive principal bedroom includes a walk-in dressing room with bespoke Italian cabinetry and a luxuriously appointed en suite bathroom featuring a bath and separate shower. This floor also hosts two additional generous bedrooms and a stylish family bathroom. The top floor houses two further spacious bedrooms, each with its own en suite bathroom. The cleverly designed basement is accessed via a wide staircase and boasts exceptional ceiling height. This level comprises a versatile gym/bedroom 6 with en suite bathroom, an office, a utility room, a WC, and a generously sized cinema room. Additional features of this exquisite home include replacement double glazed sash windows throughout, air conditioning, and underfloor heating on all floors.



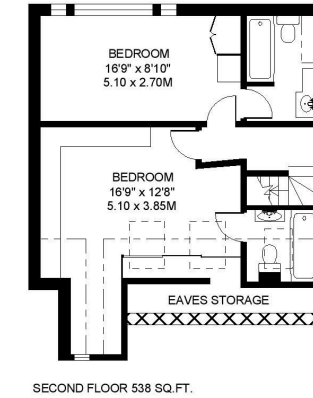
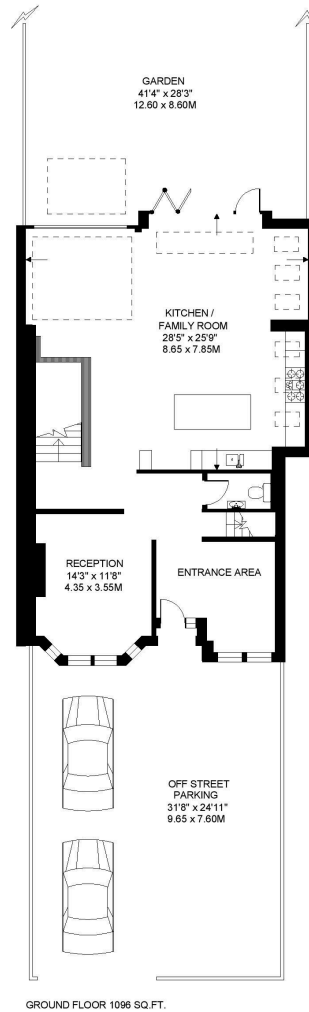
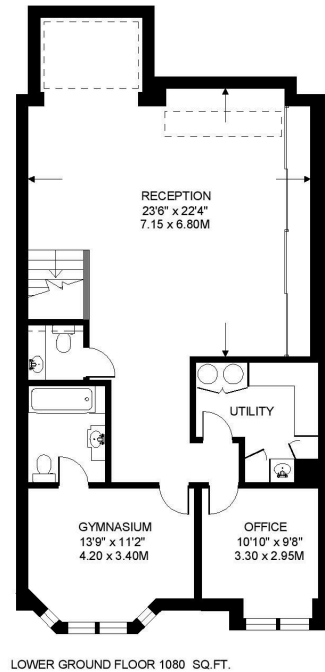




# Rodenhurst Road, SW4

Total Floor Area Shown on Plan  
3,644 sq ft / 338.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
Wandsworth  
26 Bellevue Road  
Wandsworth SW17 7EB

We would be delighted to tell you more

**Jack Gravestock**  
020 3667 6751

jack.gravestock@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated 12/06/2024. Photographs and videos dated 24/05/2024.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.