



Briarwood Road, London SW4

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# Briarwood Road, London SW4

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Spanning four floors, this magnificent residence seamlessly blends contemporary living with sustainability. Expertly extended and refurbished to an exacting standard, the home offers a perfect balance of modern comfort and entertaining space.

The impressive entrance hall leads to a double reception room. At the front, there's a formal bay-fronted drawing room with a feature fireplace, currently used as a music room. The second, more informal reception area features cozy armchairs, alcove storage, and another fireplace, offering a comfortable transition to the rear of the property.



**Guide price:** £2,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





At the back of the house, you'll find the expansive living room, complete with a high-quality floor-to-ceiling entertainment unit and a charming log burner for colder months. This room has been thoughtfully extended to maximize natural light, with a large glass side return and floor-to-ceiling windows opening onto the south-westerly facing patio garden. A stunning double-height void with Crittall-style windows allows light to flood into the kitchen in the basement below. Additionally, the ground floor includes a guest w.c., ample storage for coats and shoes, and access to the converted basement.

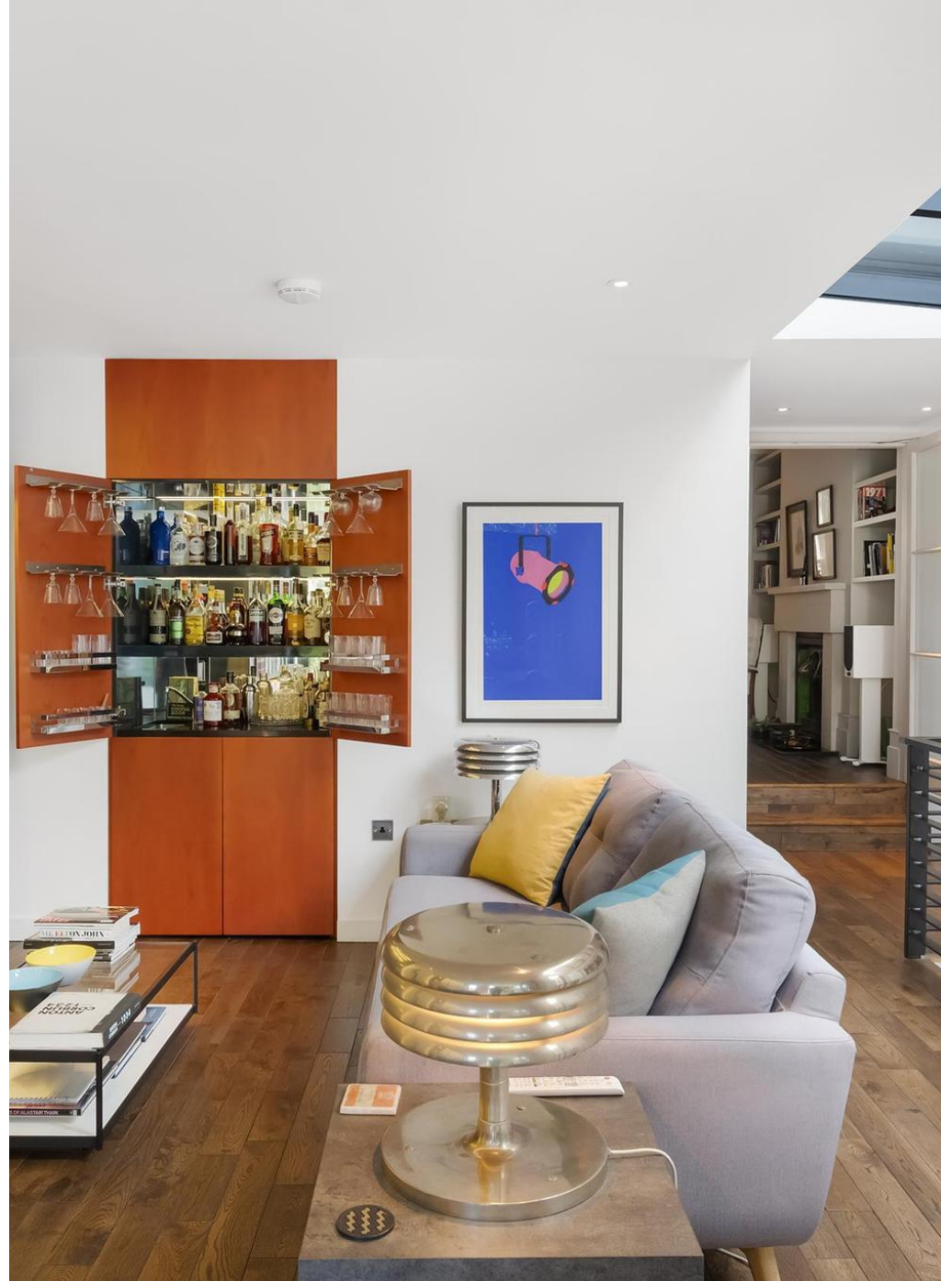
Descending from the ground floor, you'll find a modern open-plan kitchen, dining, and family room-ideal for entertaining. The front section of the lower ground floor is dedicated to a media room, complete with playful mood lighting and a projector screen. Sliding doors allow this space to be divided, creating an additional bedroom with an ensuite shower room. The bespoke kitchen is outfitted with an extensive range of fitted cabinets, high-quality integrated appliances, a central island with a breakfast bar, and ample space for a dining table. This level also features a lightwell with steps leading to the garden, plus a generous utility room.

On the first floor, there's a spacious guest bedroom with built-in storage, a family shower room, and a luxurious principal suite, complete with a walk-in wardrobe and ensuite.

The second floor includes another double bedroom, a bathroom, and a large loft room with built in storage and access to the flat roof.

This home is in excellent condition throughout and features solar panels on the roof, offering energy efficiency and reduced heating and hot water costs.



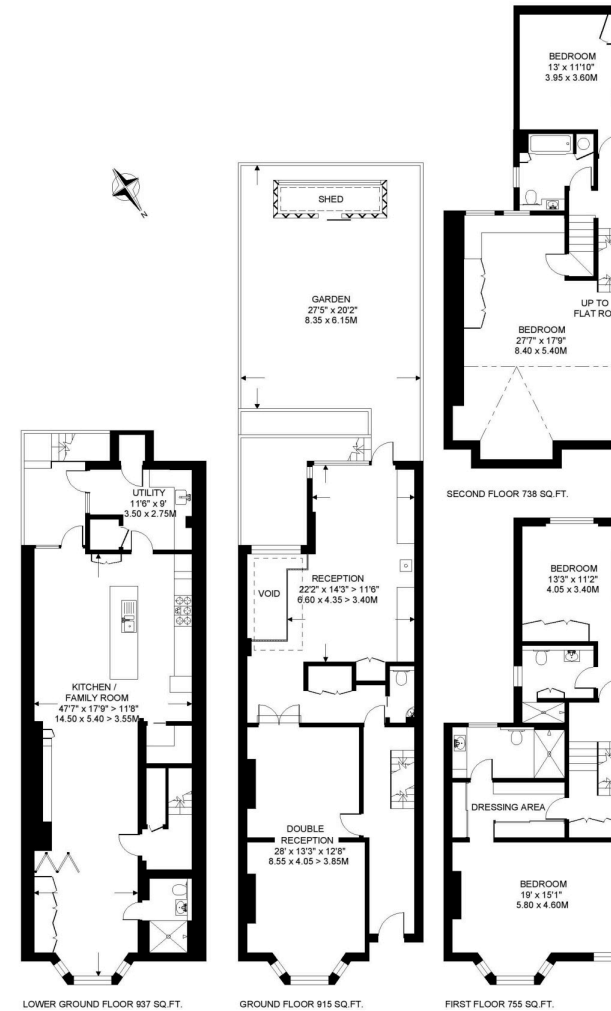




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## Approximate Gross Internal Floor Area 310.8 sq m / 3345 sq ft

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.



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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.

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