

Lyford Road,  
Wandsworth  
SW18







## A stunning detached house with a self-contained annexe.



London Borough of Wandsworth  
Guide price available on request  
Freehold



This sensational eight bedroom detached family home has been expertly designed and offers over 7,000 sq. ft. of living space comprising six bedrooms in the main house with a self-contained two bedroom annexe with separate entrance.

Accommodation is spread over four floors; the basement comprises of a large entertainment room which is soundproofed with projector and screen and gives direct access out to the garden with floor to ceiling windows stretching across the entire length of one wall, cinema/media room, gym, separate WC and steam room, as well as a laundry room, storage room, temperature controlled wine cellar and staff quarters.











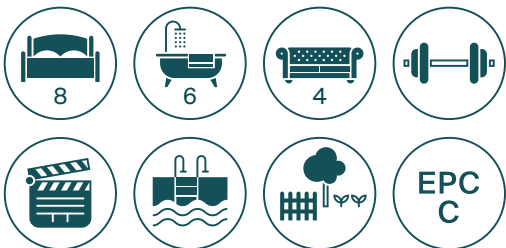


Leading from the main entrance on the ground floor are an impressive hallway, large double-aspect formal reception room, dining room, and large boot room/pantry and double-aspect open plan kitchen and breakfast room with direct access onto huge terrace area for entertaining as well as a Juliette balcony overlooking the heated swimming pool and three-tiered garden which is surrounded by trees for privacy.

On the first floor is the master bedroom suite with an impressive dressing room and spectacular en suite bathroom as well as two double guest bedrooms both with en suite shower rooms.

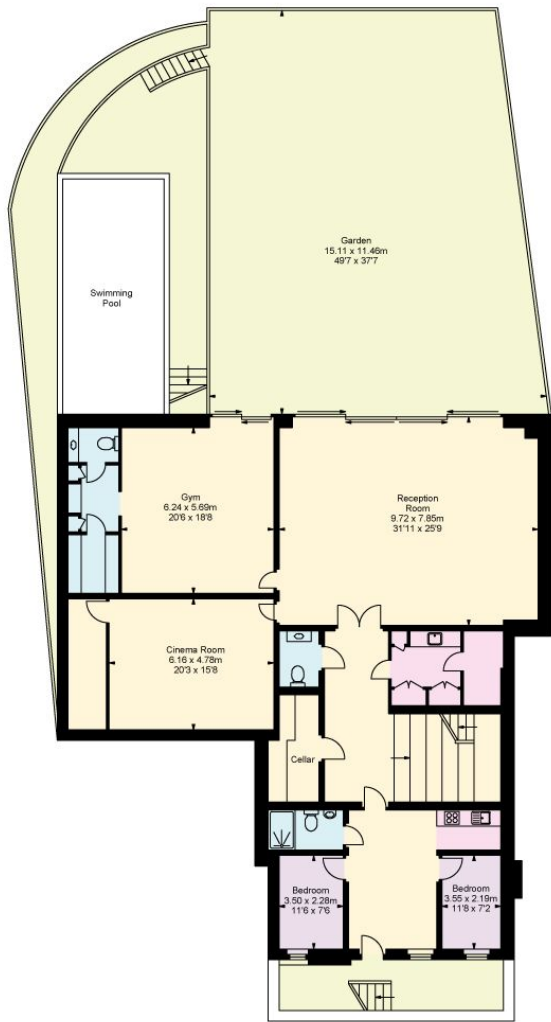
The second floor offers three double bedrooms, one with en suite shower room and a separate family bathroom. These bedrooms are in the eaves and filled with natural light from the Velux windows.

This property benefits from having plenty of storage space as well as being at the end of a no-through road, set back with three off-road parking spaces and looking over Wandsworth Common on one side and Heathfield Bowls Club on the other.

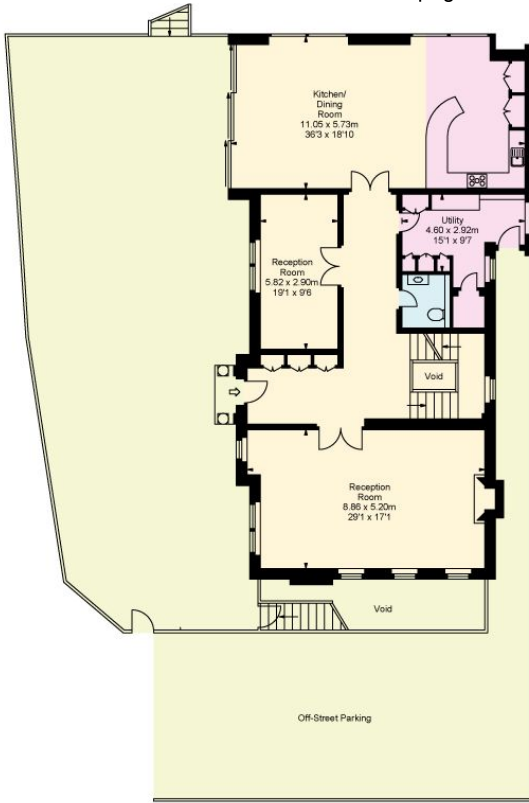


*Lyford Road is one of the most sought after roads in this popular area situated close to the facilities of Wandsworth Common and the shops, wine bars and restaurants on Bellevue Road. Transport is good either by bus or by mainline train from Wandsworth Common station.*

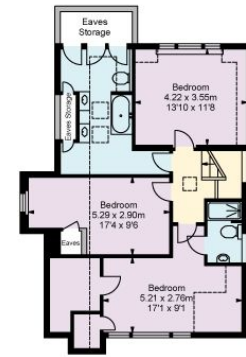




**Lower ground floor**



**Ground floor**



**Second floor**



**First floor**

**Approximate Gross Internal Floor (Living) Area**  
**650.68 sq m / 7,004 sq ft**  
**Additional area: 4.98 sq m / 54 sq ft**  
**Total Areas Shown on Plan:**  
**655.66 sq m / 7,058 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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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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