



LYFORD ROAD

London SW18



LYFORD ROAD LONDON, SW18

A wonderful wide, well decorated family home with off street parking
and a west-facing garden



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide price: £3,500,000



ABOUT THE PROPERTY

Set back from the road, the house has a generous drive with space for several vehicles and is bordered by mature plants and trees. The entrance opens into an elegant hallway with a fireplace and access to several areas of the home. To the left is a large drawing room with a bay window and fireplace with a gas fire. This room flows well into a second well, decorated reception room with another fireplace and gas fire. Wood flooring is throughout this floor, and it enjoys enormous light and an airy feel.







To the back of the house is a sensational kitchen family room featuring vaulted ceilings, bi-fold doors, and views over the stunning west-facing garden. The kitchen comprises a range of fitted cupboards, integrated appliances, and an island unit providing additional storage. Off the kitchen is a useful larder with extra storage and access back through to the entrance hall. The landscaped garden is 70'10 x 20'4, features mature shrubs and trees to its borders, and a low maintenance easy grass lawn. A patio area ideal for Al fresco dining and sofa seating. The lower ground floor has been extended to provide fantastic family entertaining space. A large cinema/media room at the rear of the property, a fully fitted utility room, and generous storage. The ability to extend further and create an additional bedroom with en suite (subject to planning) remains. On the first floor are two generous, well-decorated bedrooms with built-in storage. One is used as a principal bedroom, enjoys views from the bowling green to the front, and has an en suite shower room. The Second bedroom overlooks the garden and beyond over the Romany, so both rooms have incredibly green outlooks. There is a family bathroom on the half landing. The top floor consists of three bedrooms, one used as a study and a bathroom. Houses like these are very popular due to their position, overlooking the bowling green.



PERFECTLY LOCATED

Lyford Road is one of the most sought-after roads in the area, located on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links by bus on Trinity Road and trains from Wandsworth Common Station into the City and the West End. The area is exceptionally well served by private and state schools and falls within the Beatrix Potter catchment area. There are also excellent local sporting amenities for children, including Battersea Ironsides junior rugby, Spencer cricket, and Magdalen Park tennis clubs.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 348.2 sq m / 3,748 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jack Gravestock
+44 20 3667 6751
jack.gravestock@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
London SW17 7EB

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 August 2025. Photographs and videos dated August 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.