



**BRODRICK ROAD**  
WANDSWORTH, SW17



# BRODRICK ROAD WANDSWORTH SW17

A light and spacious contemporary family home with off street parking and a south-facing garden.



Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide Price: £2,950,000



## CONTEMPORARY LIVING IN A SOUGHT-AFTER LOCATION

The house is set back from the road and approached via a private drive with off-street parking. A generous entrance/boot room opens to a central hallway providing views straight through to the back of the property towards the garden.

To the front of the house is a formal dining room with floor-to-ceiling windows, wood floors as well as a guest cloakroom next to this. Towards the rear is a raised kitchen breakfast room, a well-designed social space. A range of fitted units and an island unit make up the space, and it further benefits from a pantry.

The integrated appliances include two built-in wine fridges and a Quooker tap, providing instant boiling water. There are integrated speakers connected to a Sonos system throughout the ground floor. The kitchen area overlooks the reception space a few steps lower and features windows on all sides along with large bi-folding doors and windows opening on to the garden.







The patio immediately outside has been enhanced with a modern pagoda with an electric retractable roof. Being south-facing, this provides excellent shade in the warmer months, while the built-in lighting and heating make Al fresco dining a year-round option. The garden is well-planted, with mature shrubs and plants running along its borders, which are equipped with outdoor lighting.

At the end is a glass house and an additional seating area. The property's lower ground floor consists of a large media room/fifth bedroom with its own door and access up to the front of the house, where there is also outside storage. There is also a sizeable internal store room, utility room, and shower room on this level.

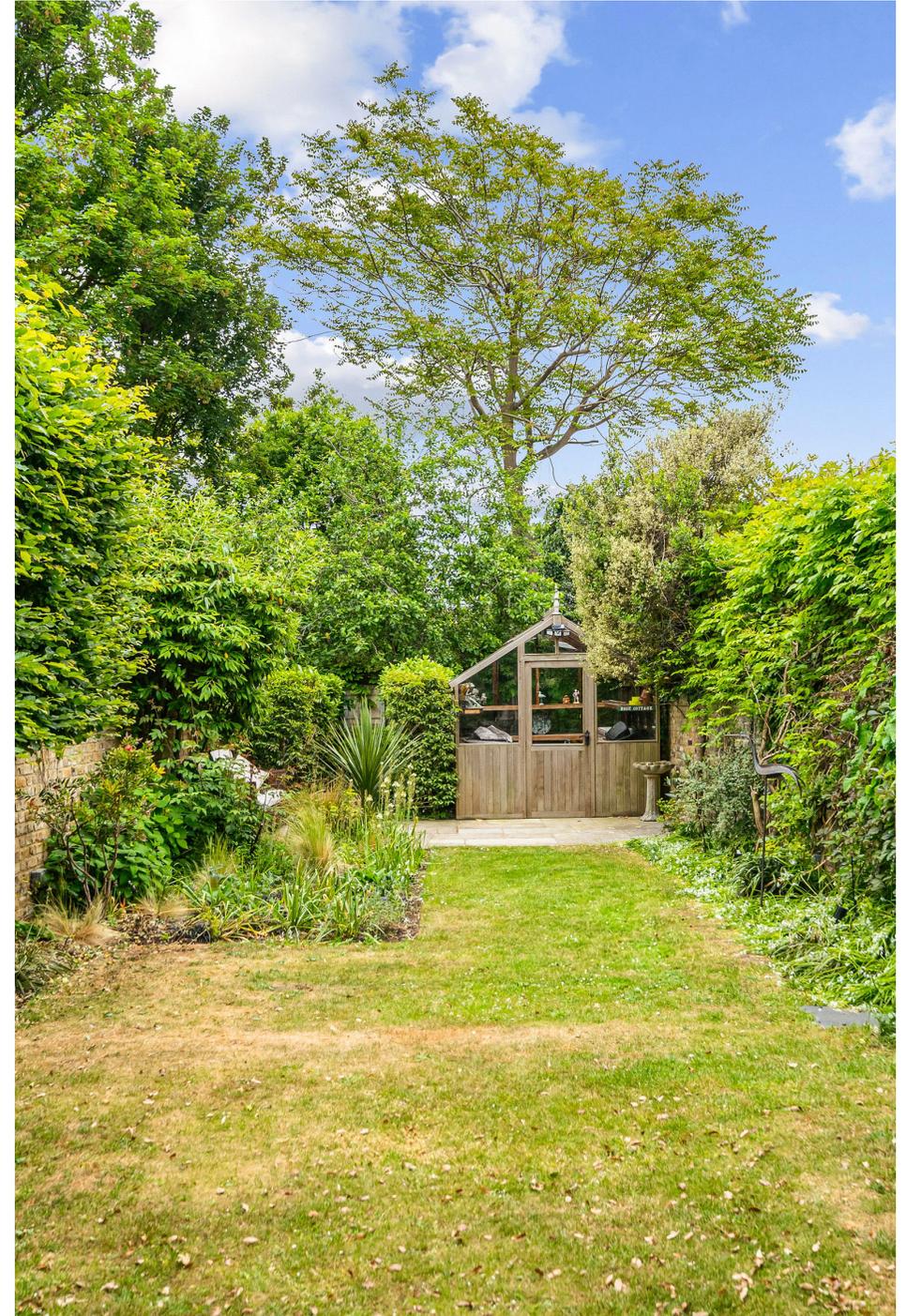
Upstairs on the first floor is a generous room to the front with a long row of built-in wardrobes and an ensuite bathroom. There is another good-sized bedroom overlooking the garden to the back, along with a third bedroom and family bathroom. On the second floor, an impressive bedroom suite occupies the entire floor and features an ensuite bathroom.

The house was custom built circa twenty years ago and provides a particularly social, light, and spacious living environment. The current owners have installed hand-made windows, landscaped the garden, and refurbished it recently.



## LOCATION AND TRANSPORT LINKS

Brodrick Road is ideally situated just off Trinity Road, 0.2 miles to the open spaces of Wandsworth Common and even closer to the glorious Bellevue Road with boutique shops and top restaurants including Chez Bruce. Both the underground at Tooting Bec (0.6 miles) and the over ground station at Wandsworth Common (0.3 miles) are a short distance away, allowing quick access to the City and the West end. Wandsworth Common Station has four trains an hour to Victoria, a mere 12 minute train journey. The area is extremely well served by good state and private schools, with the popular Finton House School located very close by. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and tennis club.









(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 303.61 sq m / 3,268 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.

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