Knight Frank



SUMBURGH ROAD

Between the Commons, SW12



SUMBURGH ROAD
LONDON, SW12

A beautiful, five bedroom family home located in the coveted 'Between the Commons' area.

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Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide Price: £1,850,000



A BEAUTIFUL FAMILY HOME BETWEEN THE COMMONS

Situated on the highly regarded Sumburgh Road, this beautifully presented and substantially extended family home offers exceptional lateral space, refined interiors and a thoughtfully landscaped private garden. Arranged over four well proportioned floors, the property blends handsome period architecture with contemporary design, creating a versatile residence ideally suited to modern family living and entertaining. The ground floor is anchored by a stunning full width kitchen/dining room, designed as the heart of the home. Featuring sleek high gloss cabinetry, integrated appliances and a large central island with breakfast bar seating, the space flows seamlessly into a generous dining area. Expansive glazed doors and skylights fill the room with natural light and open directly onto the walled rear garden, creating an effortless indoor outdoor connection. The garden has been cleverly landscaped to provide a private, tranquil setting with mature planting and built in seating, perfect for alfresco dining.







The lower ground floor provides excellent additional accommodation, including a spacious family or media room, a utility area and valuable storage, making this level both practical and adaptable.

On the ground floor of the house offers a series of elegant reception and bedroom spaces. A beautifully appointed formal reception room showcases classic detailing including high ceilings, a feature fireplace and large sash windows, creating an inviting setting for relaxed evenings or entertaining guests.

Upstairs, the principal bedroom benefits from excellent natural light, bespoke fitted wardrobes and a calm, refined finish. A further three bedrooms are generously sized and well presented, making them ideal for family members, guests or home working. The two bathrooms are finished to a high standard, with contemporary tiling, quality fittings with the luxurious family bathroom featuring both a bath and a separate shower.

This wonderful family home offers flexibility, comfort and convenience in an incredibly

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the vendors of this property has a relative at Knight Frank.



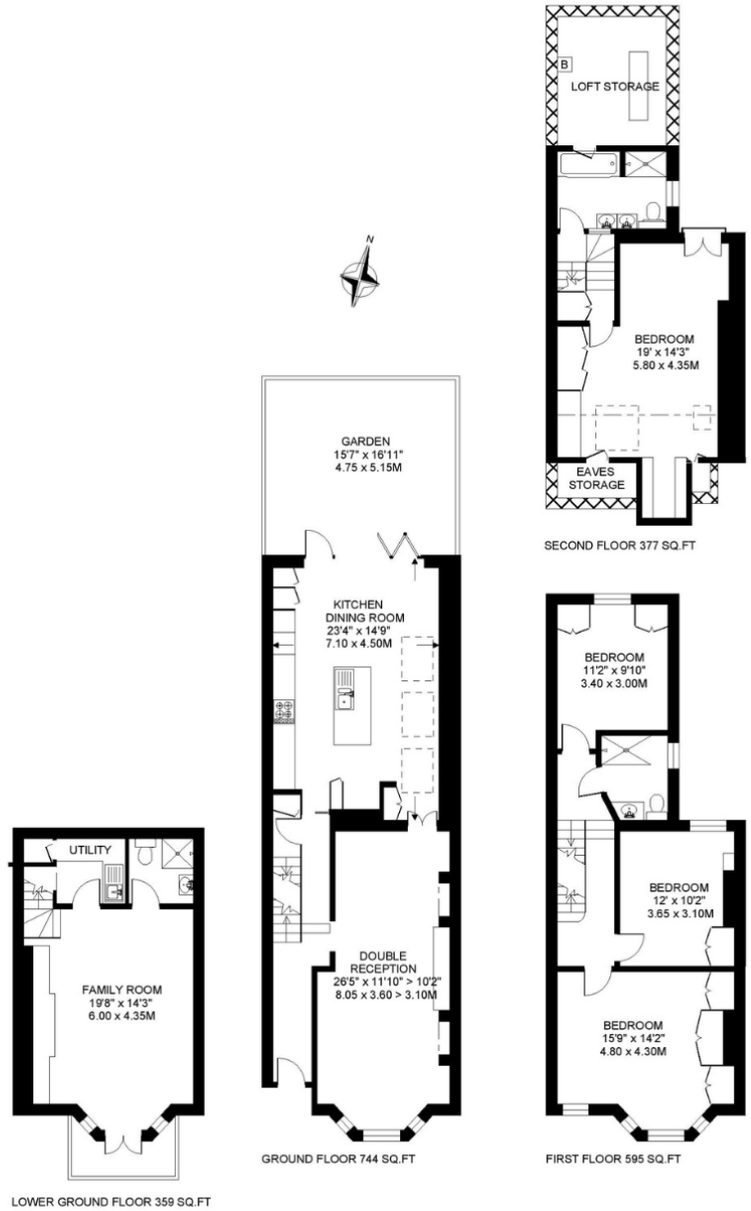
LOCATION

Sumburgh Road is a quiet residential street ideally positioned between Clapham Common and Wandsworth Common. Clapham South Underground station (Northern Line) is close by, providing fast and direct access into central London, while excellent bus routes serve the surrounding area. The open expanse of Clapham Common is located at the end of the road, with its popular tennis courts, green open spaces and outdoor leisure facilities easily accessible. The area is well served by a wide selection of cafés, restaurants and local shops on the Northcote Road and Balham - as well as benfitting from close proximity to highly regarded state and independent schools, such as Broomwood Prep, Thomas's Clapham, Honeywell and Belleville Primary, making it an appealing location for both families and professionals.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 205.59 sq m / 2,213 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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