



# Wingford Road

Clapham

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# A Beautifully Balanced Family Home Between Clapham & Brixton

Set on a sought-after residential street moments from Clapham and Brixton, this beautifully presented five-bedroom house offers the kind of space and flow that is increasingly hard to find in the area.

The ground floor has been thoughtfully arranged to balance everyday living with entertaining. A double reception room to the front provides a more formal setting, while to the rear, a large kitchen and dining space forms the true heart of the home opening directly onto a long, mature garden that has been carefully landscaped and zoned to create distinct areas for relaxing, dining and play.

Upstairs, the house offers five well-proportioned bedrooms across multiple levels, supported by two bathrooms and a downstairs WC. The layout is both practical and flexible, ideal for growing families or those needing additional workspace.

There is a natural ease to the way the house lives light-filled, well maintained, and ready to move straight into, while still offering scope for a buyer to make it their own over time.





From Morning Coffee  
To Summer Evenings



Where Location  
Becomes Lifestyle





A Rare Moment Of  
Outside Space





Five Bedrooms,  
Total Flexibility

# Key Features:

## Highlights;

- Five-bedroom freehold family home
- Double reception room with excellent proportions
- Large kitchen and dining space opening onto garden
- Long, mature, landscaped garden with zoned areas
- Two bathrooms plus downstairs WC
- Potential to extend into the side return STPP
- Move-in ready with scope to personalise over time
- Positioned between Clapham's Abbeville Village and Brixton
- Strong transport links and local amenities nearby



# Clapham/Brixton, SW2

Positioned between Clapham (Abbeville Village) and Brixton, Wingford Road sits in one of South West London's most dynamic and evolving pockets offering a balance of established residential calm and vibrant city living.

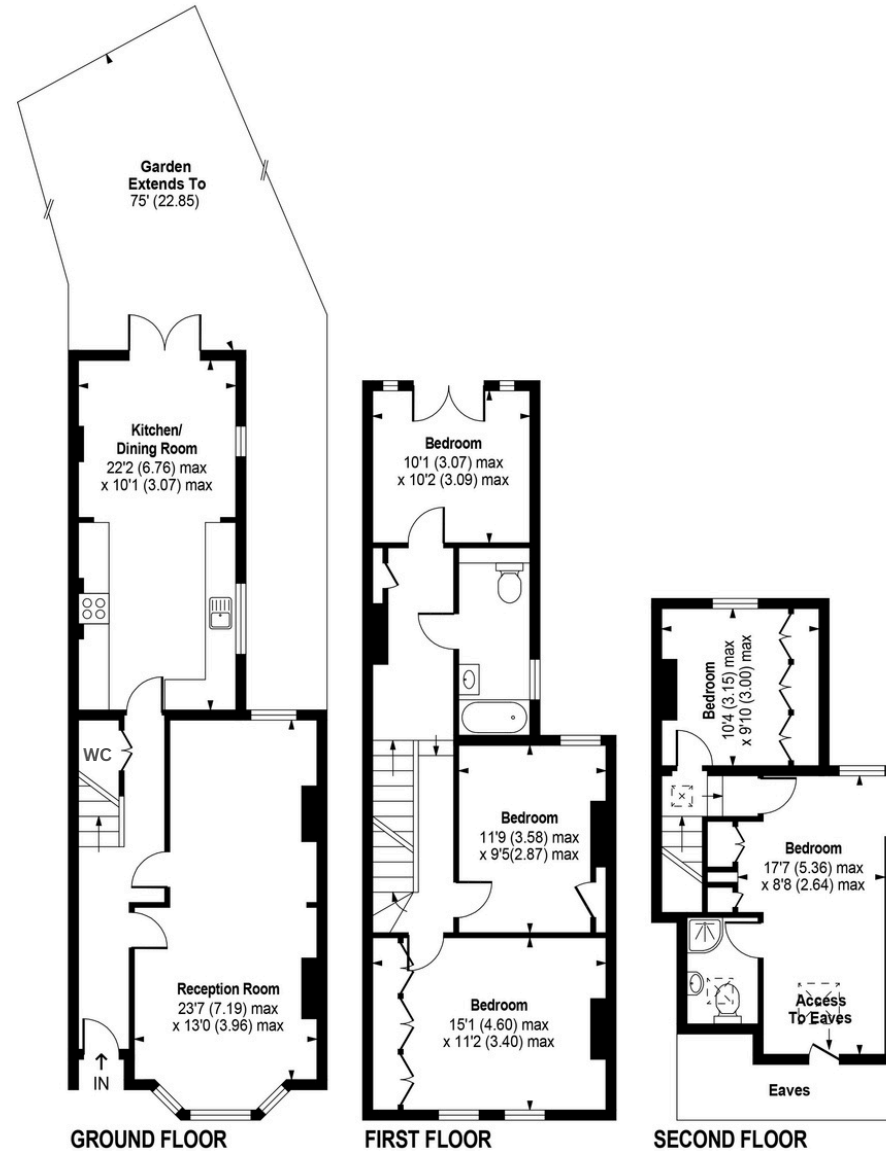
Clapham provides the familiar wide open green spaces, cafés, and a strong sense of community with the Abbeville Village a stones throw away. While Brixton brings energy, culture, and some of London's most exciting food and social scenes. The result is a location that genuinely offers the best of both worlds.

Transport links are excellent, with easy access into Central London, while the surrounding area continues to attract a mix of families, professionals, and international buyers all drawn to its lifestyle, connectivity, and long-term growth.



# Wingford Road, Sw2

APPROX. GROSS INTERNAL FLOOR AREA 1535 SQ FT / 142.60 SQ METRES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For illustrative purposes only. Dimensions are approximate and not to scale. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers or tenants should make their own inquiries and rely on their own inspections.

