



6 ELLERTON ROAD LONDON, SW20 0EP

£27,500 PER MONTH

This exceptional family home is built to an uncompromising standard, with soaring ceilings and abundant natural light creating generous, flexible living and entertaining space. Specification includes underfloor heating throughout, heat recovery air-conditioning to principal rooms, ceiling speakers, oak flooring and smartly finished contemporary bathrooms.

Set behind electric gates with garage and off-street parking, the house opens into a hall with a marble staircase and lift to all floors. To the front is an elegant reception room with bay window, gas fire, cornicing and ceiling rose. To the rear, a spacious drawing room offers a bespoke bar and bi-fold doors to a Juliet balcony, alongside a study with its own balcony over the garden. A guest WC and garage access complete this floor.

The lower ground floor comprises a bright kitchen/dining/family room with bi-fold doors to the garden. The bespoke Italian kitchen features smoked oak cabinetry, Silestone worktops, integrated



SOPHIA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 7302 SQ FT- 678.40 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, INQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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