



BRODRICK ROAD

London SW17



FAMILY HOME EXTENDS TO APPROXIMATELY 3,278 SQ FT

An exceptional family house on the coveted 'Little Brodrick' offering
over 3,200 sq ft and magnificent 100ft+ private rear garden.



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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £3,300,000



EXCEPTIONAL DESIGN, PRIME POSITION

This meticulously interior-designed home occupies a prime position on the highly sought-after Brodrick Road.

This outstanding family home extends to approximately 3,278 sq ft and has been comprehensively remodelled and refurbished by the current owners to an exceptional standard. Combining elegant period features with impeccable contemporary design, the property is presented in truly immaculate condition throughout and is offered to the market chain free.







The house immediately impresses with its beautifully restored Victorian façade and exquisitely presented interiors.

The ground floor provides a wonderful balance of formal and informal living space, featuring two elegant reception rooms with high ceilings, intricate cornicing, bespoke joinery and original fireplaces. To the rear lies a spectacular kitchen, dining and family room extending over 30 feet in length. Thoughtfully designed and flooded with natural light, this exceptional space is centred around a striking central island and opens directly onto the garden through expansive glazing, creating an effortless connection between the house and outdoor space.

The interiors have been expertly designed, creating a home that is both sophisticated and welcoming, with every finish, fixture and detail carefully considered.



The bedroom accommodation is arranged over the upper floors and offers excellent versatility. The principal suite occupies much of the first floor and features a generous dressing room together with a luxurious en suite bathroom. Four further bedrooms are served by stylish family bathrooms, providing ideal accommodation for family life and guests alike.

The lower ground floor offers an additional family room, utility room and wine cellar, creating valuable ancillary space for everyday living and entertaining.

A particular highlight is the beautifully landscaped 108ft rear garden, an exceptional outdoor setting rarely found in London, offering a wonderful sense of privacy and maturity. The sheer scale of the garden provides ample space for entertaining, children's play and al fresco dining.

Brodrick Road is one of Wandsworth's most sought-after addresses, ideally positioned for the wide open spaces of Wandsworth Common, excellent local schools, and the extensive amenities of Bellevue Road, Balham and Wandsworth Common.







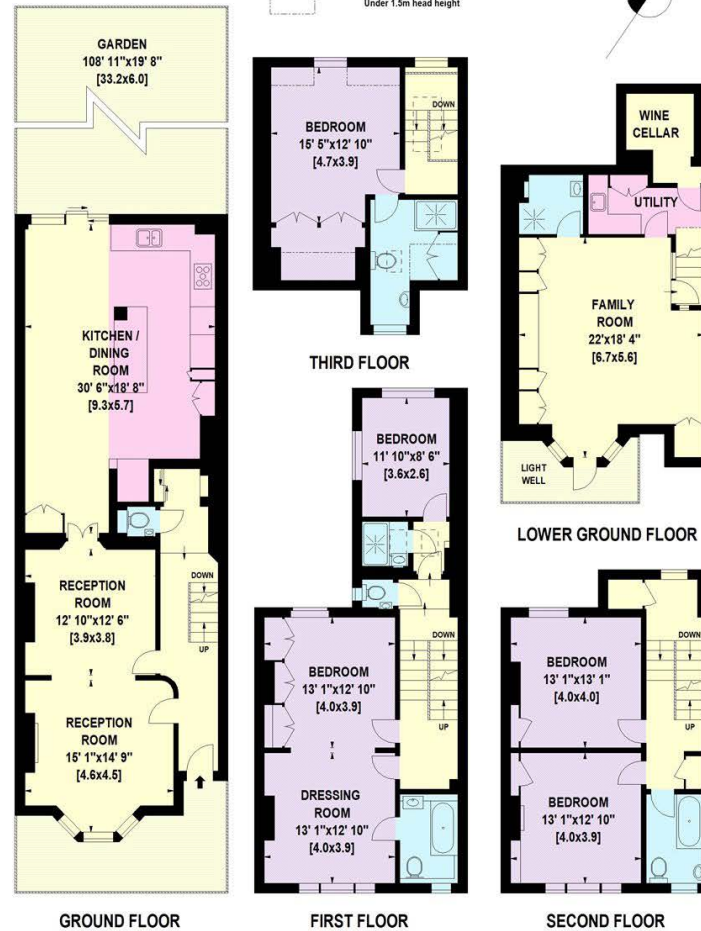
BRODRICK ROAD, SW17

Approximate Gross Internal Area : 304.5 Sq. metres
(Including Restricted Height) 3278 Sq. feet

Approximate Gross Internal Area : 298.8 Sq. metres
(Excluding Restricted Height) 3216 Sq. feet

Approximate Total Area : 5.7 Sq. metres
(Restricted Height) 62 Sq. feet

Under 1.5m head height



Floor Plan produced for Knight Frank by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

Approximate Gross Internal Area = 304.5 sq m / 3278 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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