



DAWNAY ROAD

London SW18



DAWNAY ROAD

A light and bright four-bedroom, two-bathroom family home quietly positioned on Dawnay Road. The property offers well-balanced accommodation across three floors and measures approximately 1,642 sq. ft.



4



2



1

EPC

C

Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Freehold

Guide Price: £1,400,000



BRIGHT, SPACIOUS, STYLISH, VERSATILE.

Accessed via a neat front garden with new fencing, the property opens into a welcoming entrance hall. The bright sitting room features plantation shutters, fitted alcove storage, and an open fireplace. To the rear is a spacious open-plan kitchen, dining and living area with sliding doors to the garden. The kitchen offers shaker-style units, a central island, and integrated appliances. A home office, utility room, and shower room complete the ground floor. The first floor provides three well-proportioned bedrooms, including a principal bedroom with built-in storage, and a modern family bathroom. A fourth bedroom occupies the top floor, benefiting from excellent natural light and fitted storage. Outside, the landscaped rear garden features a patio off the kitchen, ideal for al fresco dining, leading to a level lawn with established planting and a seating area at the rear.







DAWNEY ROAD
EARLSFIELD SW18
APPROXIMATE INTERNAL FLOOR AREA
1642 SQ.FT / 152.5 SQ.M.



COPYRIGHT:
FLOORPLAN PRODUCED FOR "KNIGHT FRANK" by FLOORPLANNERS
This plan is not to scale (unless specified), and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.
Please read the Important Notice on the last page of the text of the particulars.

Approximate Gross Internal Area = 152.5 sq m / 1642 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.

Troy Budd
+44 2037613151
troy.budd@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
SW17 7EB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2027. Photographs and videos dated July 2026 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.