



DALEBURY ROAD
Balham SW17



LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

A distinguished double-fronted Heaver Estate residence, exquisitely finished and offering over 6,000 sq ft of outstanding family living.



9 4 4 TBC



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide price: £5,750,000



DALEBURY ROAD, BALHAM SW17

Nestled on one of Wandsworth's most coveted residential streets, this exceptional double-fronted Heaver Estate home is a rare offering—combining classic Victorian grandeur with sophisticated, contemporary design. Immaculately extended and interior-designed by the current owners, the property has been meticulously finished to the highest specification throughout, with particular attention paid to light, volume, and flow.







A MASTERPIECE IN MODERN DESIGN

A grand entrance leads to a series of elegant reception rooms, including a formal drawing room and a striking open-plan kitchen/family room—complete with bespoke cabinetry, a spacious larder, and full-height sliding doors that lead directly onto a landscaped, south-west facing garden. Mature wisteria and thoughtfully designed planting frame the garden, creating a tranquil space for outdoor dining and entertaining.

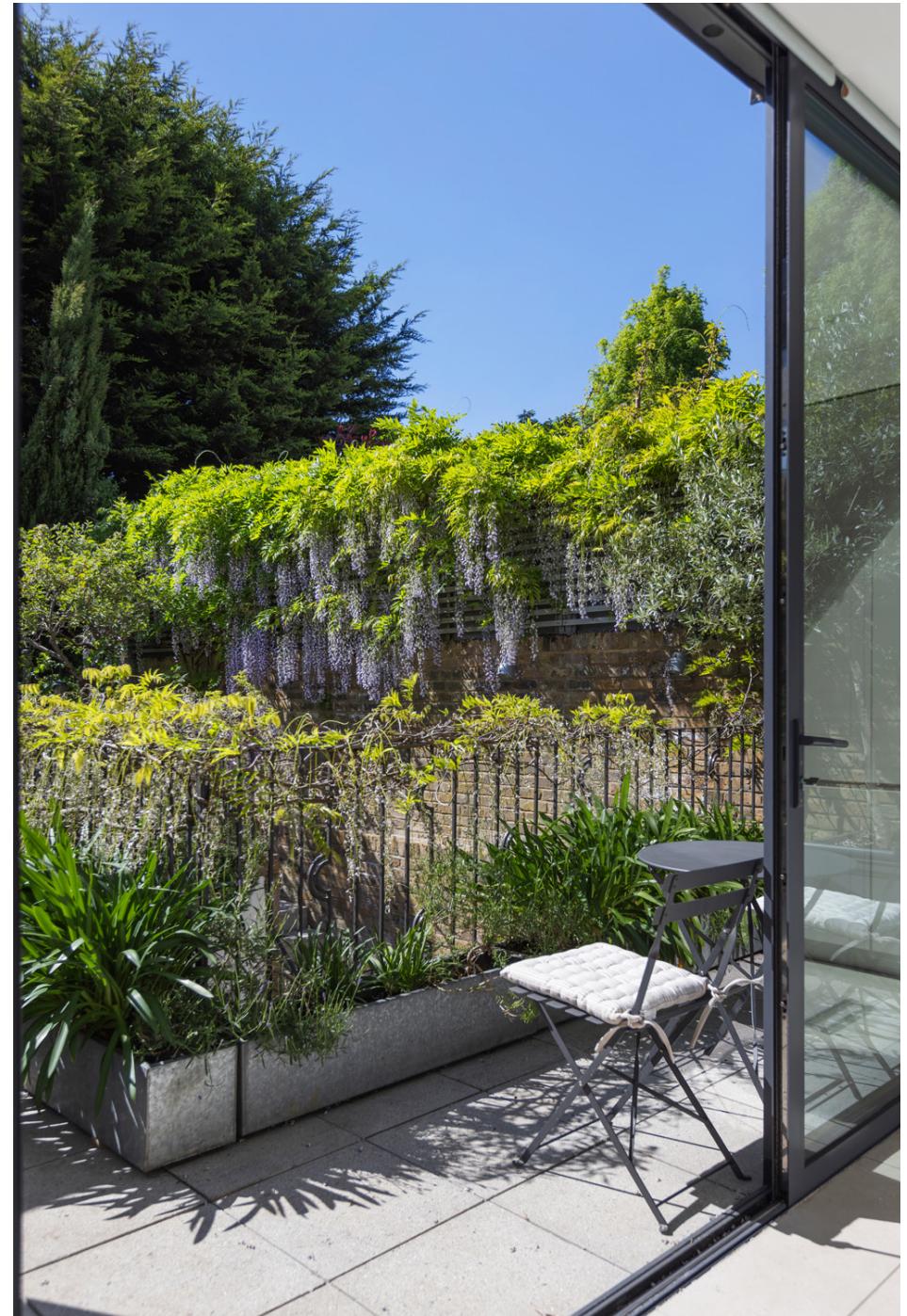
The bedroom accommodation is extensive and well balanced, comprising up to nine double bedrooms and six bathrooms. The principal suite is a standout feature—an indulgent retreat with a large dressing room and luxurious ensuite.

The lower ground floor is truly remarkable, offering ceiling heights rarely seen at this level. This impressive space includes a fully fitted gym, a media/games room, a large reception area opening to the garden via internal stairs, an ensuite guest bedroom, a generous study/bedroom, and a separate utility room—all finished with the same care and quality as the upper floors.



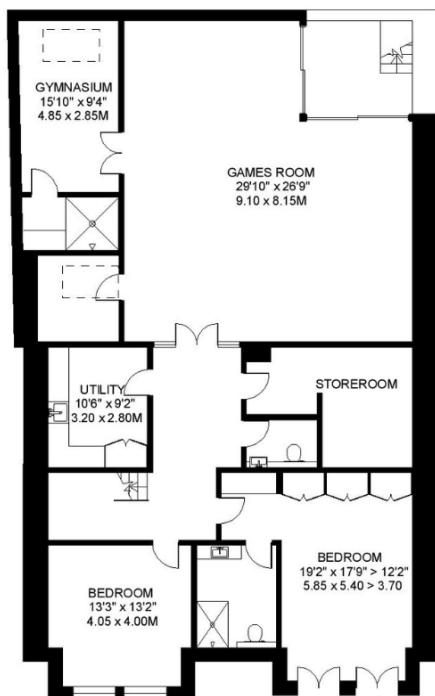
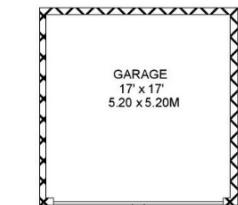
THE BEST OF LONDON AT YOUR DOORSTEP

Dalebury Road is well located just a short distance away from the shops and restaurants of Bellevue Road and the open expanse of Wandsworth Common. Wandsworth Common main line station is nearby and gives quick access into Victoria/Waterloo via Clapham Junction and underground services to the City can be found at Tooting Bec (Northern Line). The area is well served by both state and private schools, with the popular Finton House close by.

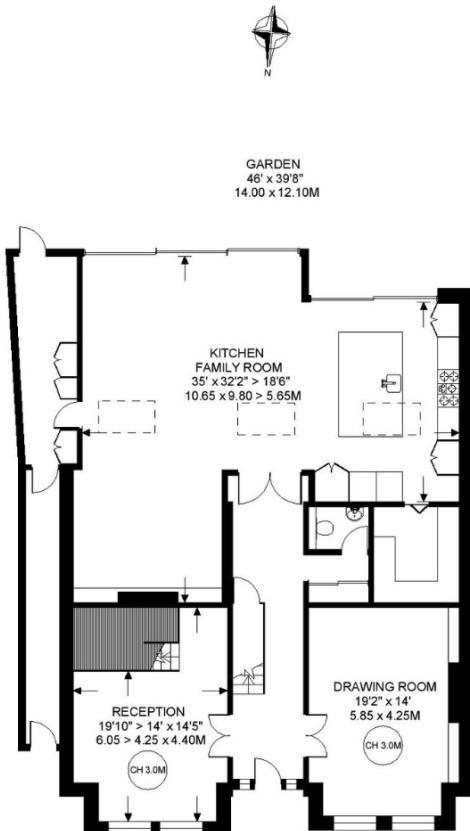




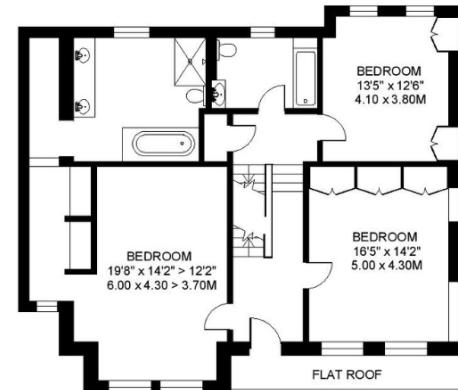




LOWER GROUND FLOOR 2006 SQ.FT.



GROUND FLOOR 1918 SQ.FT.



FIRST FLOOR 1172 SQ.FT.

Approximate Gross Internal Area = 564.2 sq m / 6073 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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