



LYFORD ROAD

London SW18



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Exceptional semi-detached family house with over 3,600 sq ft of living space and a 70ft southwest-facing garden.



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EPC

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Local Authority: London Borough of Wandsworth

Council Tax band: H

Tenure: Freehold

Guide price: £3,250,000



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This outstanding six bedroom family home, spanning over 3,600 sq. ft, offers an exceptional blend of elegance, space, and practicality. Situated just moments from Wandsworth Common, the property boasts a beautifully landscaped 70-ft south-west facing garden and excellent transport links via Wandsworth Common Station (Victoria/Waterloo via Clapham Junction) and bus routes along Trinity Road.

A grand, wide entrance hall with stunning wooden parquet flooring welcomes you into the home, featuring a superb galleried staircase. The elegant bay-fronted double reception room at the front showcases solid Dinesen Douglas Fir floorboards, bespoke oak bookshelves, and an attractive fireplace, creating a warm and inviting space. The rear reception seamlessly flows into an expansive kitchen/breakfast/family room, where full-length French windows open onto a large paved terrace, leading to the private, landscaped garden.







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The bespoke teak kitchen is thoughtfully designed, offering extensive cabinetry, floor-to-ceiling cupboards, and a generous central island. It is equipped with a classic two oven Aga, a multi-function oven, and an electric hob, making it a dream for home chefs.

The versatile basement level is perfect for a variety of needs. A spacious front bedroom, currently used as a study, includes a storage room with plumbing already in place for conversion into an en suite shower room. To the rear, a large family/media room with oak flooring and moveable double-sided cupboards allows for flexible space configuration. A contemporary shower room, a second kitchen/utility room, and a linen store make this floor ideal for teenage children, a live-in nanny, or an au pair.



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The first floor hosts a generous principal bedroom with fitted wardrobes and a well-appointed en suite bathroom. A lovely guest double bedroom overlooks the garden, while a stylish family bathroom and additional cloakroom complete this level.

The top floor provides three additional well-proportioned bedrooms, a children's bathroom, and useful loft storage, making this home perfect for a growing family.

Offering a perfect balance of period charm and modern living, this superb home is an exceptional opportunity in one of Wandsworth's most sought-after locations.

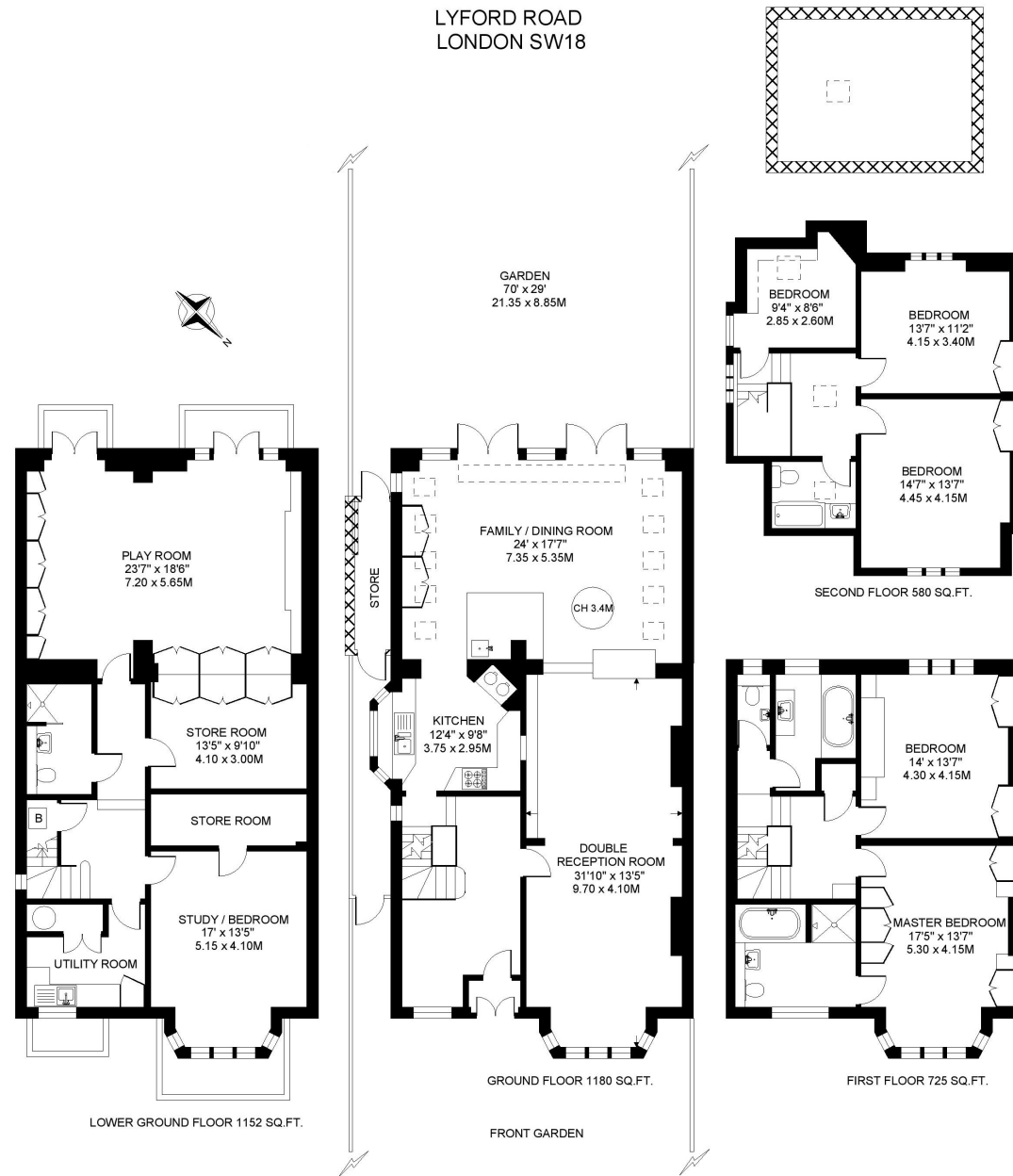
Lyford Road is one of the most sought-after roads in the area, located on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links by bus on Trinity Road and trains from Wandsworth Common Station into the City and the Westend. The area is exceptionally well served by private and state schools and falls within the Beatrix Potter catchment area. There are also excellent local sporting amenities for children, including Battersea Ironsides junior rugby, Spencer cricket, and Magdalen Park tennis clubs.







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Approximate Internal Floor Area = 3,637 sq ft / 337.9 sq m
Plus Garden Storage 40 sq ft / 3.7 sq m - Plus Loft Storage 208 sq ft / 19.3 sq m
Total Area Shown on Plan 3,885 sq ft / 360.9 sq m

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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