






SUMBURGH ROAD

Between the Commons, SW12



SUMBURGH ROAD LONDON, SW12

A beautiful, five bedroom family home located in the coveted 'Between the Commons' area.

			EPC
4-5	3	2	C

Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide Price: £1,999,950



A BEAUTIFUL FAMILY HOME BETWEEN THE COMMONS

Situated on the highly regarded Sumburgh Road, this beautifully presented and substantially extended family home offers exceptional lateral space, refined interiors and a thoughtfully landscaped private garden. Arranged over four well proportioned floors, the property blends handsome period architecture with contemporary design, creating a versatile residence ideally suited to modern family living and entertaining. The ground floor is anchored by a stunning full width kitchen/dining room, designed as the heart of the home. Featuring sleek high gloss cabinetry, integrated appliances and a large central island with breakfast bar seating, the space flows seamlessly into a generous dining area. Expansive glazed doors and skylights fill the room with natural light and open directly onto the walled rear garden, creating an effortless indoor outdoor connection. The garden has been cleverly landscaped to provide a private, tranquil setting with mature planting and built in seating, perfect for alfresco dining.







The lower ground floor provides excellent additional accommodation, including a spacious family or media room, a utility area and valuable storage, making this level both practical and adaptable.

On the ground floor of the house offers a series of elegant reception and bedroom spaces. A beautifully appointed formal reception room showcases classic detailing including high ceilings, a feature fireplace and large sash windows, creating an inviting setting for relaxed evenings or entertaining guests.

Upstairs, the principal bedroom benefits from excellent natural light, bespoke fitted wardrobes and a calm, refined finish. A further three bedrooms are generously sized and well presented, making them ideal for family members, guests or home working. The two bathrooms are finished to a high standard, with contemporary tiling, quality fittings with the luxurious family bathroom featuring both a bath and a separate shower.

This wonderful family home offers flexibility, comfort and convenience in an incredibly



LOCATION

Sumburgh Road is a quiet residential street ideally positioned between Clapham Common and Wandsworth Common. Clapham South Underground station (Northern Line) is close by, providing fast and direct access into central London, while excellent bus routes serve the surrounding area. The open expanse of Clapham Common is located at the end of the road, with its popular tennis courts, green open spaces and outdoor leisure facilities easily accessible. The area is well served by a wide selection of cafés, restaurants and local shops on the Northcote Road and Balham - as well as benefiting from close proximity to highly regarded state and independent schools, such as Broomwood Prep, Thomas's Clapham, Honeywell and Belleville Primary, making it an appealing location for both families and professionals.









(Including Basement / Loft Room)
 Approximate Gross Internal Area = 205.59 sq m / 2,213 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
London, 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 April 2026. Photographs and videos dated April 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.