

RURAL WAY
LONDON, SW16

GRANT J BATES
— PROPERTY —





Beautifully extended four-bedroom home with tranquil river backdrop in prime SW16

GJB

Rural Way, London, SW16

Freehold

- Four Bedrooms
- Cul-De-Sac Location
- Fully Renovated
- Rear Extension
- Loft Conversion
- Marble Worktops
- NEFF Appliances
- Oak Flooring
- Double Driveway
- River Backdrop

Description

Positioned on a quiet cul-de-sac on the sought-after Rural Way, this exceptional four-bedroom family home has been comprehensively renovated and extended to create a beautifully designed turnkey residence finished to an outstanding standard throughout.

Originally dating from the 1930s and 1940s, the property underwent a complete transformation in 2017, including a rear extension, loft conversion, full rewire, replumbing and a new roof, perfectly blending contemporary luxury with practical family living.

The heart of the home is a stunning bespoke kitchen and entertaining space featuring marble worktops, premium NEFF appliances, double ovens, double microwaves, warming drawers and extensive storage. Pocket doors opening into the rear extension maximise the sense of space and allow natural light to flow effortlessly across the ground floor, creating an ideal setting for both everyday living and entertaining.

Further benefits include oak flooring, feature lighting throughout, luxurious fully tiled bathrooms with Crosswater fittings, double glazed UPVC windows and a double bay driveway with additional permit parking available on the street.

What truly sets this home apart is its peaceful atmosphere. Surrounded by mature trees and with the gentle sound of the river to the rear, the property offers a rare sense of tranquillity and privacy while remaining conveniently located for transport links, local amenities and excellent schools.

This is a rare opportunity to acquire a stylish and immaculately presented family home in one of SW16's most desirable residential settings.

Additional Information

Local Authority: Merton

Council Tax Band: D

EPC Rating: C

Alfie Santaniello

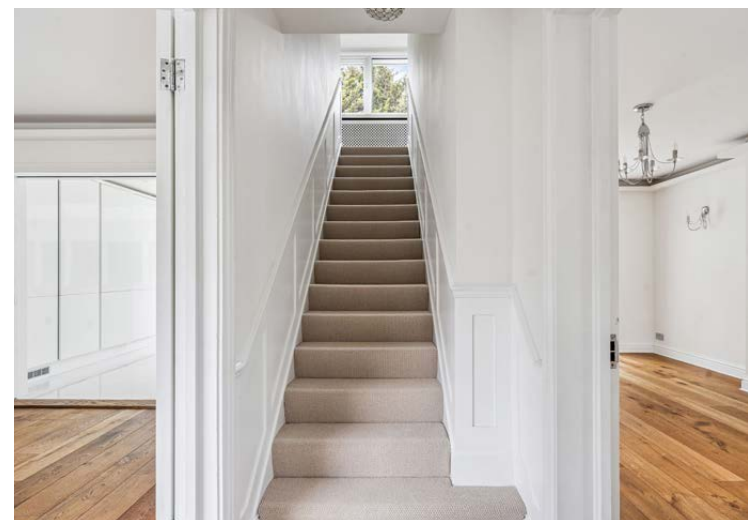
Senior Broker

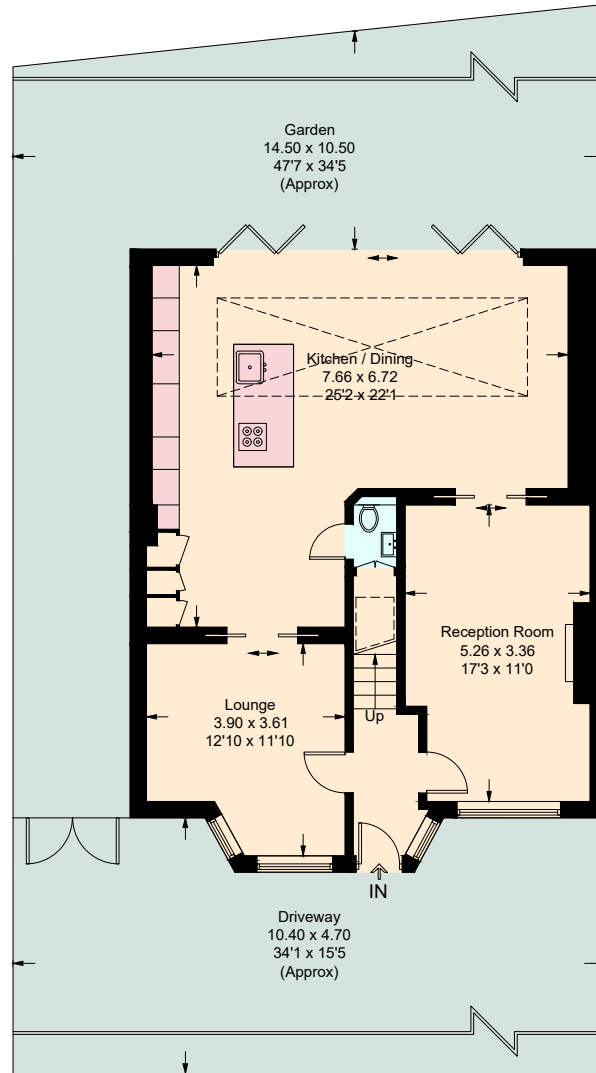
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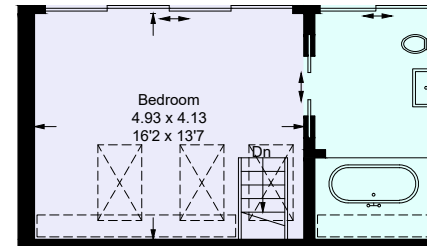




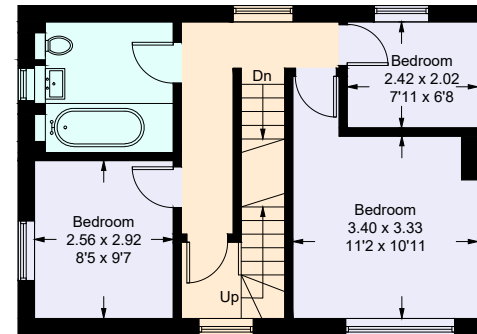


Ground Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor



First Floor

Rural Way

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.