



ARODENE ROAD
LONDON, SW2

GRANT J BATES
— PROPERTY —



Beautifully reimagined Victorian home
with bespoke interiors, exceptional open-
plan living and landscaped garden

GJB

Arodene Road, London, SW2

Freehold

- **Victorian Renovation**
- **Extended Up and Out**
- **Bespoke Finish**
- **Five Bedrooms**
- **Three Bathrooms**
- **Open Plan Living**
- **Southerly Facing Landscaped Garden**
- **Under Floor Heating**
- **Luxurious Principal Suite**
- **Quiet Residential Road**

Description

This beautifully reimagined five-bedroom Victorian home balances period architecture with contemporary design, offering more than 2,000 sq. ft. of thoughtfully conceived accommodation across four levels, including a fully tanked cellar. The refurbishment retains the proportions and decorative language of the original house while introducing a refined palette of materials, bespoke detailing and discreet modern technology.

To the front, the bay-windowed reception room extends to more than 19 ft, its generous proportions enhanced by abundant natural light. Elegant wall panelling, period cornicing and ceiling roses bring texture and depth, creating a sophisticated yet relaxed setting. Underfloor heating runs throughout the ground floor, controlled via a Nest smart system.

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Wide steps lead into the exceptional kitchen and dining space at the rear, conceived as the social heart of the home. The extended footprint creates an impressive sense of volume, while full-height bi-folding doors draw light deep into the room and establish a seamless relationship with the private garden.

At its centre is a beautifully detailed Arta Cucine Italian kitchen, where clean-lined cabinetry is paired with quartz worktops and a substantial island. Integrated Bosch appliances maintain the simplicity of the design, complemented by Porcelanosa tiling and discreet integrated ceiling speakers. With the doors opened, the space flows naturally onto the garden, creating an effortless setting for everyday family life and entertaining.

A ground-floor WC completes this level, while the fully tanked basement below provides useful additional space.

The first floor is home to a beautifully proportioned principal suite spanning the full width of the house. Bespoke fitted wardrobes provide generous storage, while the en-suite combines underfloor heating, marble basins, Porcelanosa tiling and refined sanitaryware for a quietly luxurious finish. A further double bedroom and elegant family bathroom complete this floor.







Above are three additional bedrooms, offering flexibility for family, guests or home working, alongside a stylish shower room. Connecting the levels, a bespoke wool stair runner with antique brass stair rods reflects the attention to detail found throughout.

The result is a Victorian home entirely attuned to modern life: characterful without nostalgia and contemporary without sacrificing warmth, with an emphasis on light, proportion, materiality and craftsmanship.

Situation

The location is equally appealing. Brockwell Park and Clapham Common provide generous green space nearby, while Abbeville Village and Brixton offer an excellent collection of independent shops, cafés and everyday amenities. Well-regarded schools are found locally, and Brixton provides excellent connections into central London via the Victoria line, with further Overground and mainline services within easy reach.

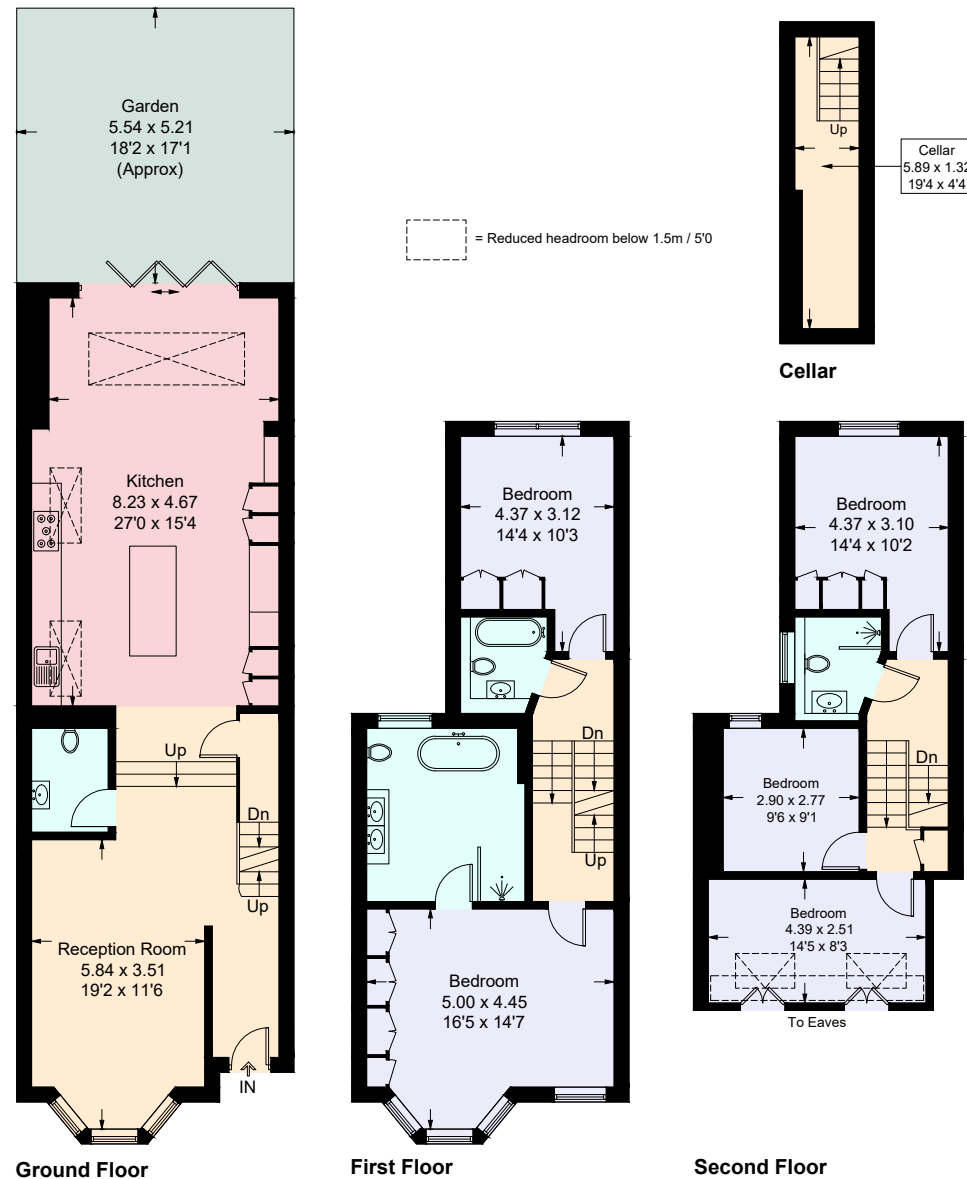
Additional Information

Local Authority: London Borough of Lambeth
Council Tax Band: E
EPC Rating: C



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Approximate Gross Internal Area = 186.7 sq m / 2010 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.