



ARODENE ROAD
LONDON, SW2

GRANT J BATES
— PROPERTY —



Beautifully balanced Victorian home offering generous space, warmth and timeless design

Arodene Road, London, SW2

Freehold

- Late-Victorian Architecture
- Approx 2,000 Sq Ft
- Five Bedrooms
- Four Bathrooms
- Original Fireplaces
- Restored Cornicing
- Italian Marble
- Shaker Cabinetry
- Boutique Bathrooms
- Layered Interiors

Description

Arodene Road in SW2 is a quiet, residential street with a strong sense of community, and this handsome late-Victorian house, built circa 1890, sits comfortably within its period context. Arranged across three principal floors with the addition of a cellar, the house offers close to 2,000 sq ft of beautifully balanced living space, comprising five bedrooms and four bathrooms.

The exterior immediately sets the tone, with original tiled detailing and an elegant stained-glass front door that hints at the character within. Inside, the house reveals itself with confidence, high ceilings, generous proportions and original fireplaces combine to give the rooms real presence and architectural weight.

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The house has been comprehensively refurbished with a sensitive approach, ensuring the fabric of the building is as considered as its aesthetic. The interiors feel assured and cohesive, layered rather than loud, with richer tones, tactile materials and a warmth that carries throughout.

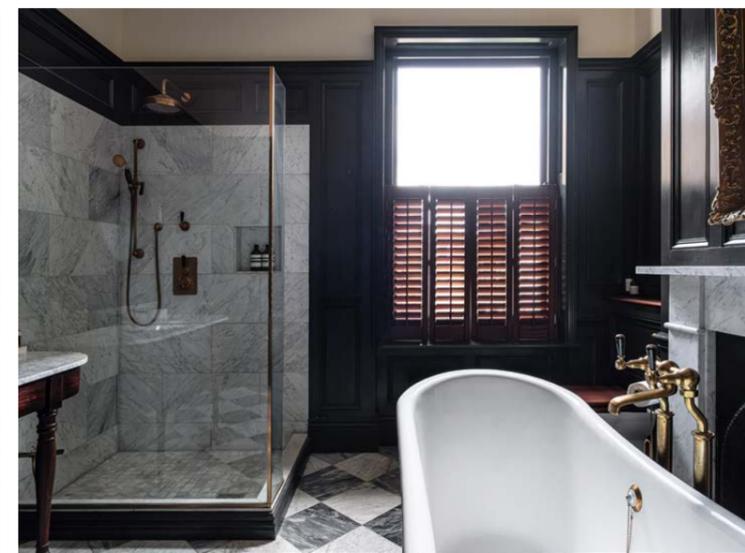
The reception spaces are anchored by original fireplaces, complemented by restored corncing, ceiling roses and original timber floors that add softness and depth. A double-glazed bay window to the front enhances comfort while preserving the period rhythm of the façade.

The kitchen and bathrooms have been designed to feel enduring rather than trend-driven. In the kitchen, Italian marble worktops sit alongside classic shaker cabinetry, exposed brickwork and a concealed pantry, with a bay window and a Bertazzoni double oven completing a space that feels both elegant and practical.

The principal bathroom is particularly striking, featuring fittings by The Cast Iron Bath Company, marble floors and vanity, wall panelling, a full shower and an original fireplace. The remaining bathrooms are finished with Burlington and Duravit, creating a refined, boutique-hotel feel. Brass detailing, marble surfaces and darker joinery run consistently through these spaces, sitting comfortably within the house's Victorian proportions.







Light plays an important role throughout, with tall sash windows and generous ceiling heights allowing morning sun to pour into the kitchen, giving the heart of the house a bright, uplifting quality.

Situation

The location is equally compelling. The open green spaces of Clapham Common and Brockwell Park are both close by, offering an easy balance of nature and city living. There is an excellent selection of well-regarded local schools in the area, alongside independent shops, cafés and everyday amenities centred around Abbeville Village and Brixton. Transport links are strong, with Brixton providing Victoria line services into central London, as well as Overground and mainline connections nearby, making this a highly practical yet peaceful setting.

Overall, this is a home that honours its Victorian heritage while feeling modern, tactile and effortlessly liveable, set on one of SW2's most appealing residential streets, Arodene Road.

Additional Information

Local Authority: Lambeth

Council Tax Band: E

EPC Rating: C



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Arodene Road

Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft

Approximate Gross External Area = 50.1 sq m / 539 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.