



71 Fentiman Road  
London | SW8 1LH

 FINE & COUNTRY

# Step inside

71 Fentiman Road

Set along one of SW8's most attractive tree-lined residential streets, 71 Fentiman Road is an exceptional five-bedroom family home offering 2,348 sq ft of refined internal accommodation across four elegant storeys. Combining classical proportions with contemporary functionality, this is a rare opportunity to acquire a substantial freehold residence moments from the river and central London.

## The Property

Arranged over four impeccably presented levels, this substantial residence offers both scale and versatility, perfectly suited to modern family life and sophisticated entertaining.

The elegant double reception room provides a beautifully proportioned formal living and entertaining space, bathed in natural light and characterised by its inviting atmosphere. To the rear, the impressive double-aspect kitchen and dining room creates a superb culinary and social hub, seamlessly connecting indoor and outdoor living.

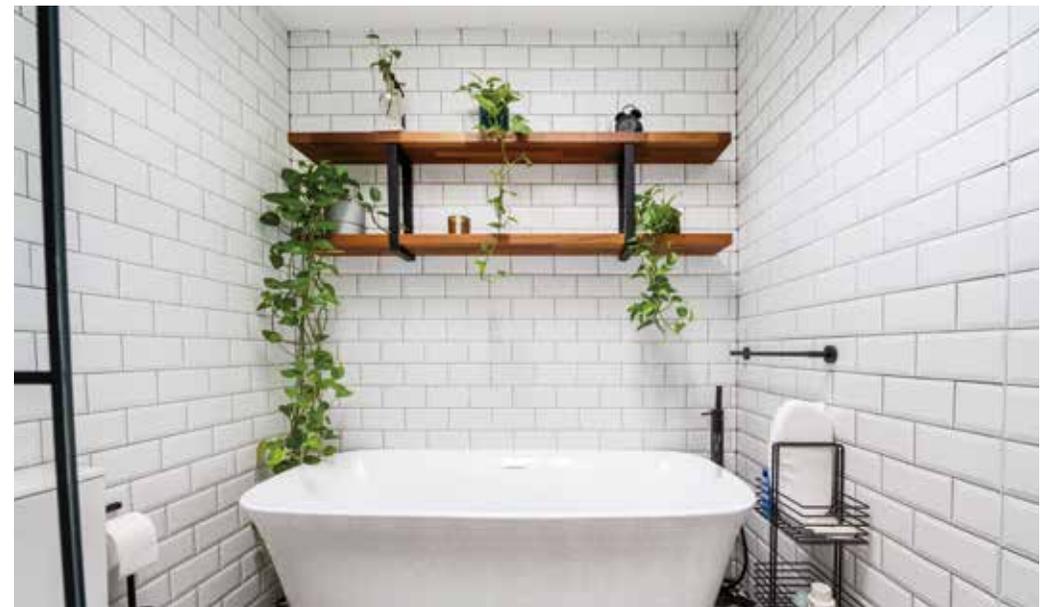
Across the upper floors are five well-appointed bedrooms, offering flexibility for family accommodation, guest suites, or dedicated home office space — increasingly essential for international professionals.

Planning permission has been granted for a two-storey rear extension, presenting a compelling opportunity to further enhance capital value and internal volume. Additionally, the existing garage and off-street parking offer scope for reconfiguration (subject to planning), providing rare adaptability in this prime central London setting.

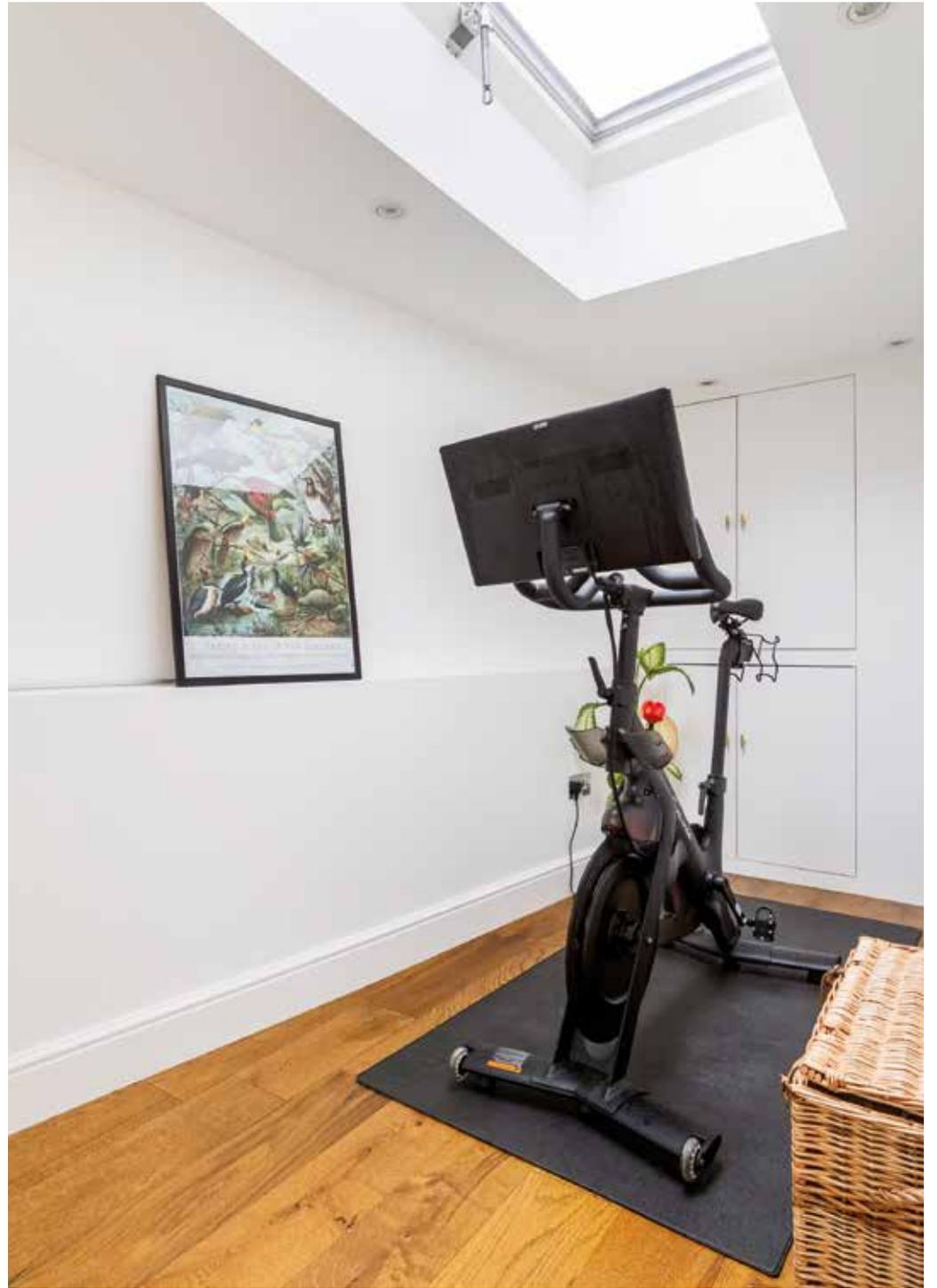


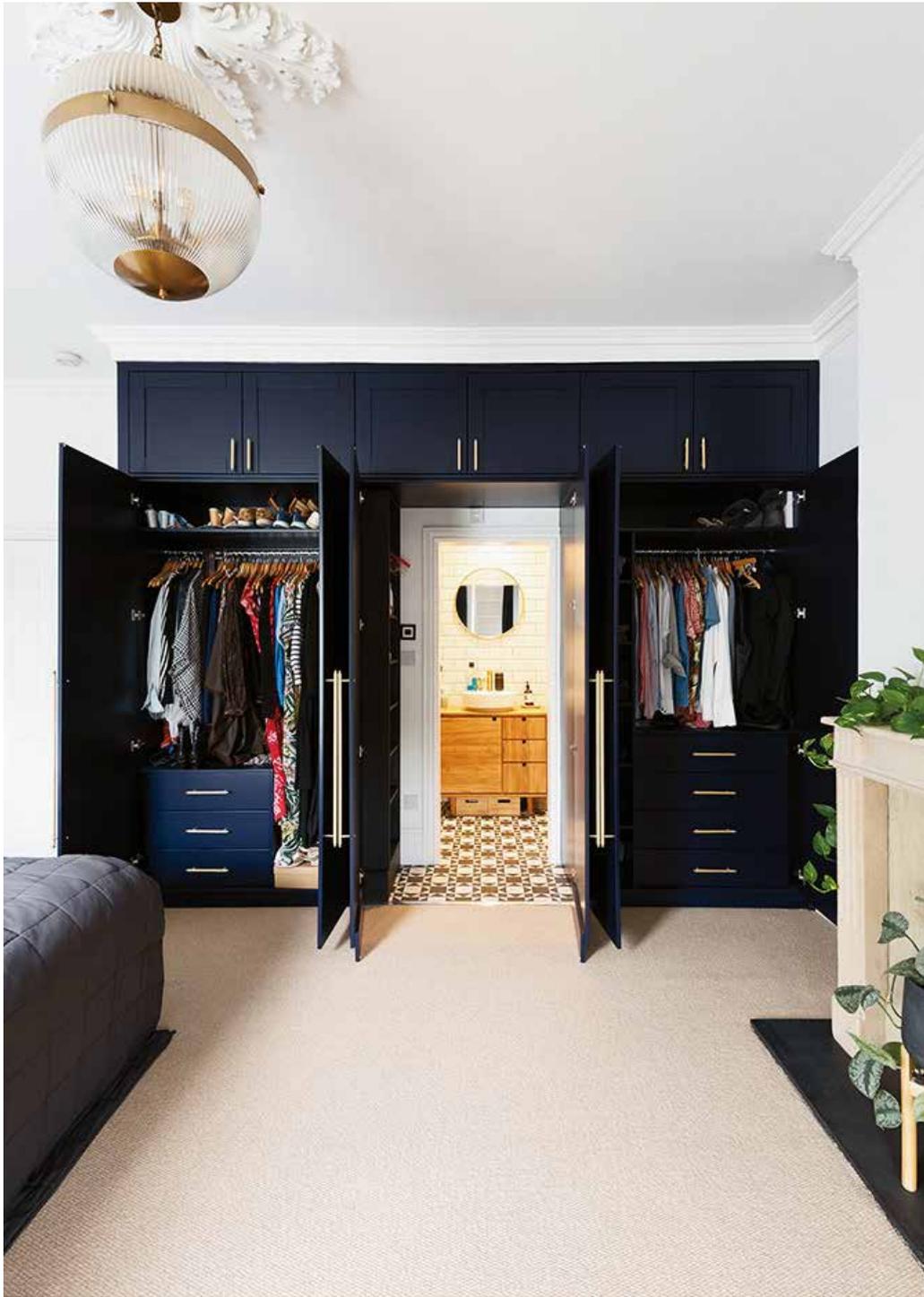














# Step outside

71 Fentiman Road

## Exceptional Outdoor Living

The 21.8m south-facing garden is a genuine highlight — a sun-drenched private sanctuary rarely found so centrally. Thoughtfully landscaped, it offers generous lawn, terrace space for alfresco dining, and mature planting for privacy. Whether hosting summer gatherings or enjoying quiet mornings, this outdoor setting provides a seamless extension of the home's living space.

## Location & Lifestyle — Prime SW8

Fentiman Road sits between Oval, Vauxhall and the transformative Nine Elms district, positioning it at the centre of one of London's most significant regeneration success stories.

### Connectivity

- Walking distance to Oval Underground Station (Northern Line)
- Close to Vauxhall Station (Victoria Line, National Rail & Gatwick Express access)

Direct journeys to Victoria, the West End, the City and King's Cross are typically within 15–20 minutes, making this an ideal base for global business and international travel.

## Education

The area is highly regarded for both state and private schooling, including:

- Ashmole Primary School
- Lilian Baylis Technology School
- Newton Preparatory School
- Thomas's Battersea

A number of prestigious independent schools across Chelsea, Kensington and Westminster are also easily accessible.

## Dining, Retail & Leisure

Residents benefit from immediate access to the dynamic Battersea Power Station development and Nine Elms — now home to over 250 shops, luxury boutiques and destination restaurants.

Notable nearby dining includes:

- Fiume – refined Italian riverside dining
- The Cinnamon Club – Michelin-guided modern Indian cuisine
- Restaurant Gordon Ramsay – three Michelin stars

Green open spaces such as Battersea Park and the Thames river walk provide exceptional leisure opportunities moments from the property.

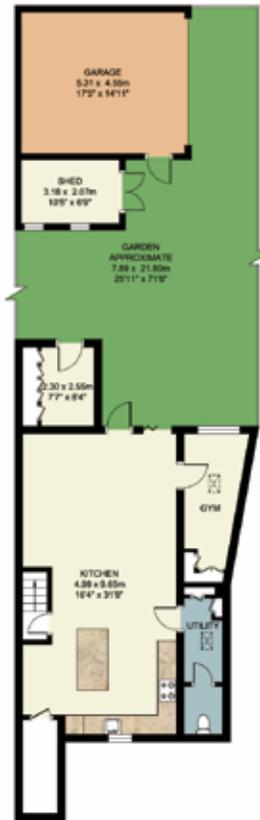
## Investment & Positioning

SW8 continues to benefit from sustained infrastructure investment and international demand, driven by Nine Elms regeneration and proximity to the US Embassy. Substantial freehold houses with parking and gardens in this location are increasingly scarce, enhancing long-term capital resilience.

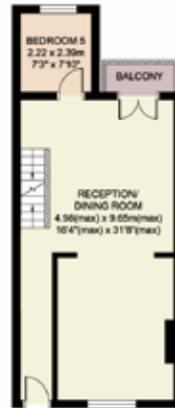
71 Fentiman Road represents a rare combination of scale, privacy, connectivity and future development potential — a distinguished London residence designed for sophisticated urban living.



# FENTIMAN ROAD, LONDON SW8



LOWER GROUND FLOOR



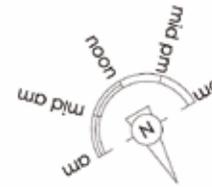
GROUND FLOOR



FIRST FLOOR



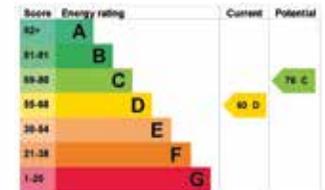
SECOND FLOOR



APPROXIMATE AREA: 2348 sq ft, 218m<sup>2</sup>  
 GARAGE : 260 sq ft, 24m<sup>2</sup>  
 OUTBUILDING : 134 sq ft, 12m<sup>2</sup>  
 TOTAL : 2742 sq ft, 255m<sup>2</sup>

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**

Tenure: Freehold  
 Council Tax Band: G



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. . Company Reg. No. 10617941 Gareth James Ltd. Trading As: Fine & Country South East London. Registered Address: 1 & 2 Studley Court Mews, Studley Court, Guildford Road, Chobham GU24 8EB. Printed n12.02.2026



follow Fine & Country South East London on



Fine & Country South East London  
47b Great Guildford Street, London Bridge, London SE1 0ES  
Tel: +44 (0) 20 7635 2063 | southeastlondon@fineandcountry.com



MIX  
Paper | Supporting  
responsible forestry  
FSC® C113442

