



Lyford Road, Wandsworth SW18



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A wonderful opportunity to redevelop and further extend one of the naturally largest houses on the road. Set on the corner of Frewin Road the detached property has considerable frontage and a large front garden. It is ideally situated to enjoy both views out over Wandsworth Common to the front but also has large rear west-facing garden with a substantial double garage at the end with access from Frewin Road.



Guide price: £5,750,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: D

The house is entered from the side and a generous entrance hall leads to a series of reception rooms some retaining original features such as a beautiful blue tiled fireplace. To the back of the house is a further large reception room, a conservatory and kitchen. Access to the garden is available from several rooms and the property could be significantly extended subject to the necessary planning permissions.

Upstairs on the first floor are five bedrooms and there are an additional three on the second floor with potential to reorder and there is additionally loft storage space.

The garden is very impressive as it wraps around the entire property and is wider than many in the area. Being west-facing it is sunny and to the rear is a large double garage with additional loft storage space. This building could also be significantly re modelled, subject to planning permission.

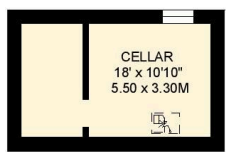
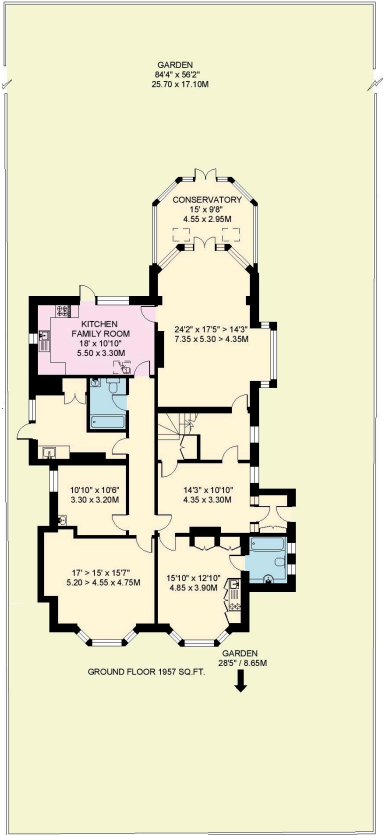
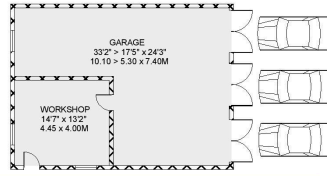
It is rare to find an opportunity like this in such a prime position and with the garden and garaging it comes with.



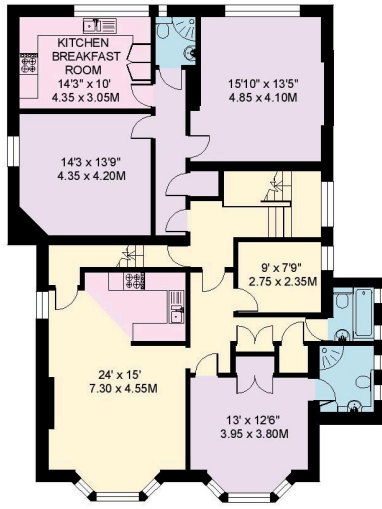
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Total Area Shown on Plan
5,077 sq ft / 564.6 sq m
Approximate Internal Floor Area
4894 sq ft / 454.7 sq m

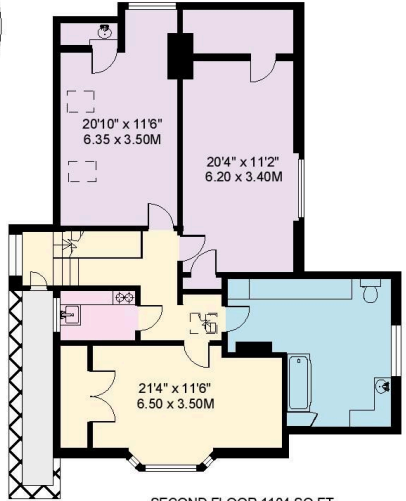
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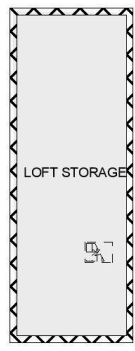
LOWER GROUND FLOOR 195 SQ.FT.



FIRST FLOOR 1638 SQ.FT.



SECOND FLOOR 1104 SQ.FT.



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