

# Broomwood Road Wandsworth SW11





# Property

The property is in excellent condition, has been fully refurbished throughout and provides ideal family accommodation along with a beautiful master bedroom suite and exceptional basement. The hallway leads to a double reception room where the owners have recently fully refurbished, cleverly using part of the space to create a fun bar area with a banquette. The bright kitchen dining room has excellent ceiling height and leads onto the private garden. The well-appointed kitchen is cleverly designed to provide ample storage and integrated appliances. Bi-fold French doors lead out to the private walled garden with easigrass, slick uplights, space for entertaining, and ample space for children's toys and a trampoline. Downstairs is the recently converted basement which comprises a vast entertaining space/ family room complete with a wine wall, space for a table tennis table, a children playhouse and also benefits from an infared Sauna, utility room, and spacious double bedroom. On the first floor there is an attractive master bedroom with a walkthrough wardrobe and en-suite shower room. There is also a guest bedroom with en-suite bathroom on this level. The second floor comprises three bedrooms and a spacious bathroom. The loft has been cleverly split into two rooms, to create an office space and bedroom, thus allowing it to be returned to its original layout with minimal fuss should someone want to



## Location

Broomwood Road is a popular road ideally situated between Clapham and Wandsworth Common. The house is located a stones throw from Thomas's Clapham school, and the area as a whole boasts a wonderful selection of schools, and include locally Honeywell School, Broomwood Hall, Northeote Lodge, Thomas's, Eaton House and Hornsby House. It is a short walk to the buzzing shops, bars, and restaurants of Northcote Road and Bellevue Road, which also offers a weekend street market and yoga and pilates studios. There are good transport links both by tube and train (Clapham South and Clapham Junction) offering the Northern Line and frequent trains to Victoria/Waterloo. There are also excellent local sporting amenities for children including tennis courts and lessons at the end of the road, football coaching, Battersea Ironsides junior rugby, Spencer Cricket club and Magdalen Park tennis clubs.







Knight Frank

26 Bellevue Road  
 Wandsworth SW17 7EB

**We would be delighted to tell you more.**

**Sam Sproston**

[sam.sproston@knightfrank.com](mailto:sam.sproston@knightfrank.com)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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