



## Rodenhurst Road, SW4

£12,000 Per calendar month

**Dexters**



## Rodenhurst Road, SW4

This extraordinary semi-detached freehold home has been meticulously refurbished and expertly extended to create one of the areas most impressive residences. Providing over 4,000 sq. ft of refined living and entertaining space with a large garden and off-street parking for three cars.

Upon entering, the property immediately captivates with an elegant entrance hall, double doors open to a formal drawing room whilst beyond there is a large boot room. A breathtaking family and entertaining room has been created to the rear of the property, comprising a contemporary kitchen, ample room to dine and a comfortable lounge area. A fully equipped scullery adjoins. Floor-to-ceiling sliding doors frame a beautifully landscaped garden.

The lower ground floor is accessed by a continuation of the staircase that travels throughout the house, fluidly binding the property together, the addition of 2.8m ceilings creates a natural feeling of space and light akin to the upper floors. This level includes a reception room, study, gym, kitchen, cloakroom and an en suite bedroom. Over the first and second floors, there are five air-conditioned bedrooms and three bathrooms, including a large principal suite with a walk-through dressing room and en suite bathroom.

Rodenhurst Road is recognised as one of Clapham's most desirable residential streets. Abbeville Road with its many boutique shops, restaurants and cafés, along with Clapham Common station are close by.

### Features

- Detached Freehold
- Underfloor Heating Throughout
- Air Conditioning
- Rako Lighting Systems
- Integrated Sound System
- Off Street Parking







# Rodenhurst Road, London, SW4



Total area (approx.): 378.1 sq. m (4,069.8 sq. ft)  
(Excluding Eaves / Void)

Terrace area (approx.): 9.9 sq. m (106.6 sq. ft)