

SOUDAN ROAD

LONDON, SW11





A beautifully refurbished and impeccably styled Victorian family home, positioned on one of Battersea's most desirable residential streets.

The property opens into an elegant and generously proportioned reception room, offering a superb balance of period character and contemporary finish. To the rear, a stunning open-plan kitchen and dining room extends into a bright conservatory, creating an exceptional space for entertaining and family life, with direct access onto a beautiful private garden enjoying attractive green views.





The first floor is centred around an impressive principal bedroom suite, complete with a luxurious bedroom, bespoke dressing room and a well-appointed en suite bathroom. A further bedroom is arranged on the half landing and is complemented by its own bathroom, providing excellent guest or family accommodation.

The upper floor hosts an extremely spacious third double bedroom, featuring a walk-in wardrobe and its own contemporary bathroom, creating a well-balanced and versatile layout.

The lower ground floor provides a fully tanked cellar, offering excellent practical storage.

There remains scope, subject to the necessary planning permissions, to extend further at the second floor half landing, as has been achieved by a number of neighbouring properties.

Soudan Road forms part of the highly regarded Battersea Park Conservation Area, ideally situated between Prince of Wales Drive and Brynmaer Road. The property enjoys close proximity to the shops, cafés and restaurants along Battersea Park Road, as well as excellent transport links to Vauxhall, the City and beyond. Battersea Park, with its expansive green open spaces and varied leisure facilities, is just moments away.



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Approximate Areas

2,061 ft² / 191.5 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price: £2,795,000

Tenure: Freehold

Local Authority: Wandsworth

Council Tax: Band G

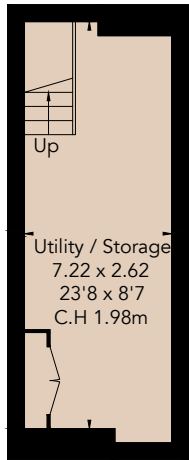
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		

rightmove OnTheMarket ZOOPLA The Property Observer

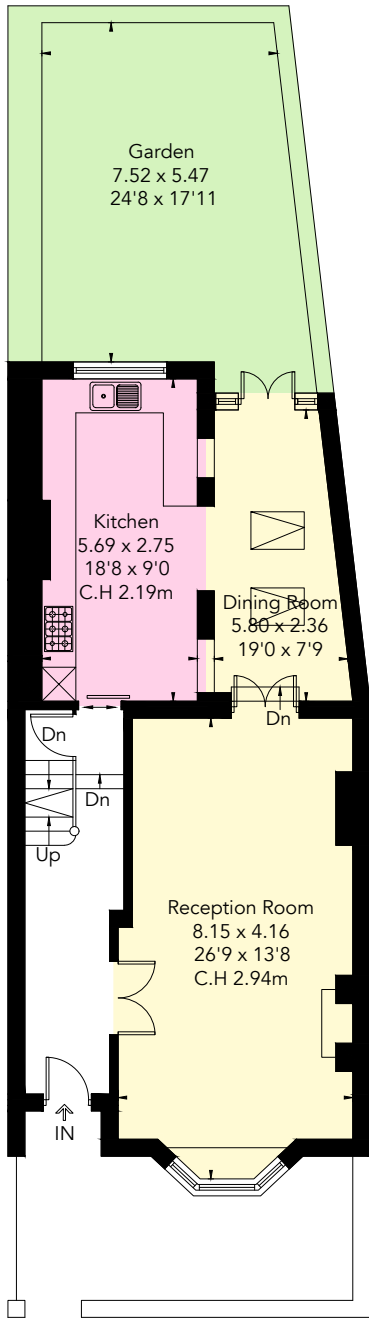


Tedworth Property

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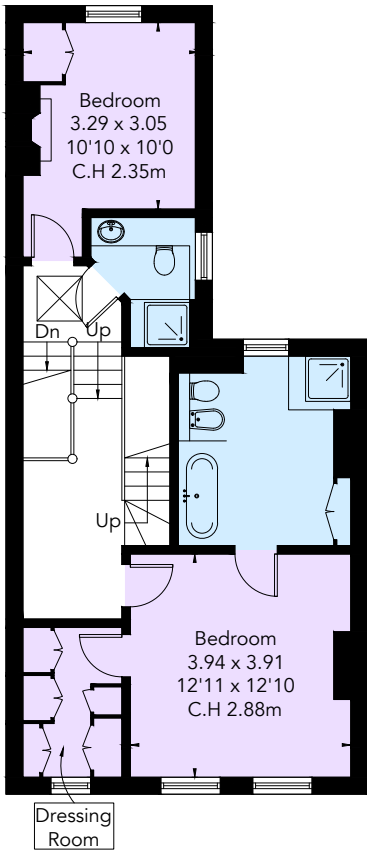


Lower Ground Floor

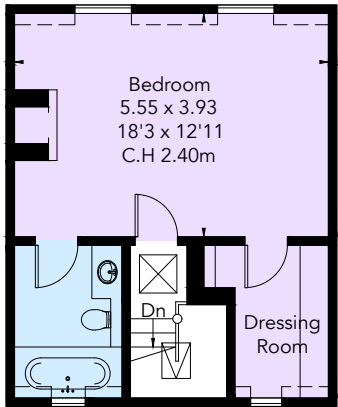


Ground Floor

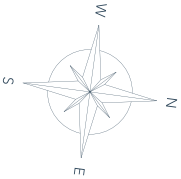
[] = Reduced head height below 1.5m



First Floor



Second Floor



Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.