

84

RATTRAY ROAD, LONDON, SW2

£1,400,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

84

RATTRAY ROAD, LONDON, SW2

Bringing to the market this substantial four/five-bedroom family home, beautifully reconfigured and renovated by the current owners to create a thoughtfully designed space perfectly suited to modern family living. Boasting approximately 1,980 sq ft of internal accommodation, the property offers an exceptional balance of living and entertaining space throughout. Upon entering, you are welcomed by a bright and spacious hallway which leads through to a charming family playroom at the front of the property, alongside a convenient downstairs WC. To the rear, the home opens into a contemporary kitchen complete with a central island, ample storage, and integrated appliances.

£1,400,000



This space flows seamlessly into a spacious reception and dining area with direct access onto a well maintained south-west facing garden. Flooded with natural light, this open-plan space is ideal for entertaining guests or enjoying relaxed family time. The ground floor also benefits from a substantial utility area with an additional study space, ideal for those working from home, and side access. The first floor comprises two generous double bedrooms, a further single bedroom, and a family bathroom. Occupying the top floor is the principal suite, featuring a modern shower room and an additional en-suite shower room and excellent built-in storage, alongside an additional small double bedroom/nursery. Rattray Road is a popular residential street ideally positioned for the amenities of Herne Hill, Brixton, and Tulse Hill. Residents can enjoy a wide selection of independent cafés, restaurants, and shops, as well as excellent transport links into Central London from nearby Herne Hill and Tulse Hill stations and the Victoria line from Brixton for easy access to the city. This wonderful family home is ideally located for highly regarded schools, including St Jude's, Herne Hill School, Judith Kerr and Corpus Christi.



The green open spaces of Brockwell Park, along with its much-loved lido and sports facilities, are also within easy reach, making this an ideal location for families. Designed with effortless family living in mind, this purpose-built home offers an exceptional layout, generous proportions and an impressive amount of storage throughout. Combining superb entertaining space with excellent work-from-home flexibility, it also benefits from outstanding transport links and access to highly regarded schools, creating a home that balances everyday practicality with enduring family appeal. This exceptional home is offered to the market chain free. Reference JHH260126



