



**42**

RUDLOE ROAD, LONDON, SW12

**£1,800,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

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RUDLOE ROAD, LONDON, SW12

Combining elegant period features with contemporary finishes, the property offers generous accommodation arranged over four levels, perfectly suited to modern family life. The ground floor is centred around a spectacular open-plan kitchen, dining and family room, the room is flooded with natural light from overhead skylights and large doors onto the garden. Bespoke cabinetry, a large central island, stone worktops and integrated appliances create a kitchen of exceptional quality, while the dining and seating areas provide the perfect setting for both everyday family living and entertaining on a larger scale.

**£1,800,000**



To the front of the house, an elegant reception room showcases the property's Victorian heritage, featuring high ceilings, ornate cornicing, a beautiful fireplace and a bay window fitted with plantation shutters. The upper floors provide five well-proportioned bedrooms and three beautifully appointed bathrooms. Outside, the landscaped garden has been designed for low-maintenance enjoyment, with a paved terrace for al fresco dining and an attractive artificial lawn. Rudloe Road is a popular and quiet residential road located within a short walk of Clapham South underground station and the many cafes, restaurants and bars on Abbeville Road. The house is in the catchment area of highly regarded local schools. Reference CPH260053



