

RUDLOE ROAD

LONDON SW12



savills

This exceptional five bedroom home is presented in immaculate condition, with a beautiful garden and ample entertaining space.



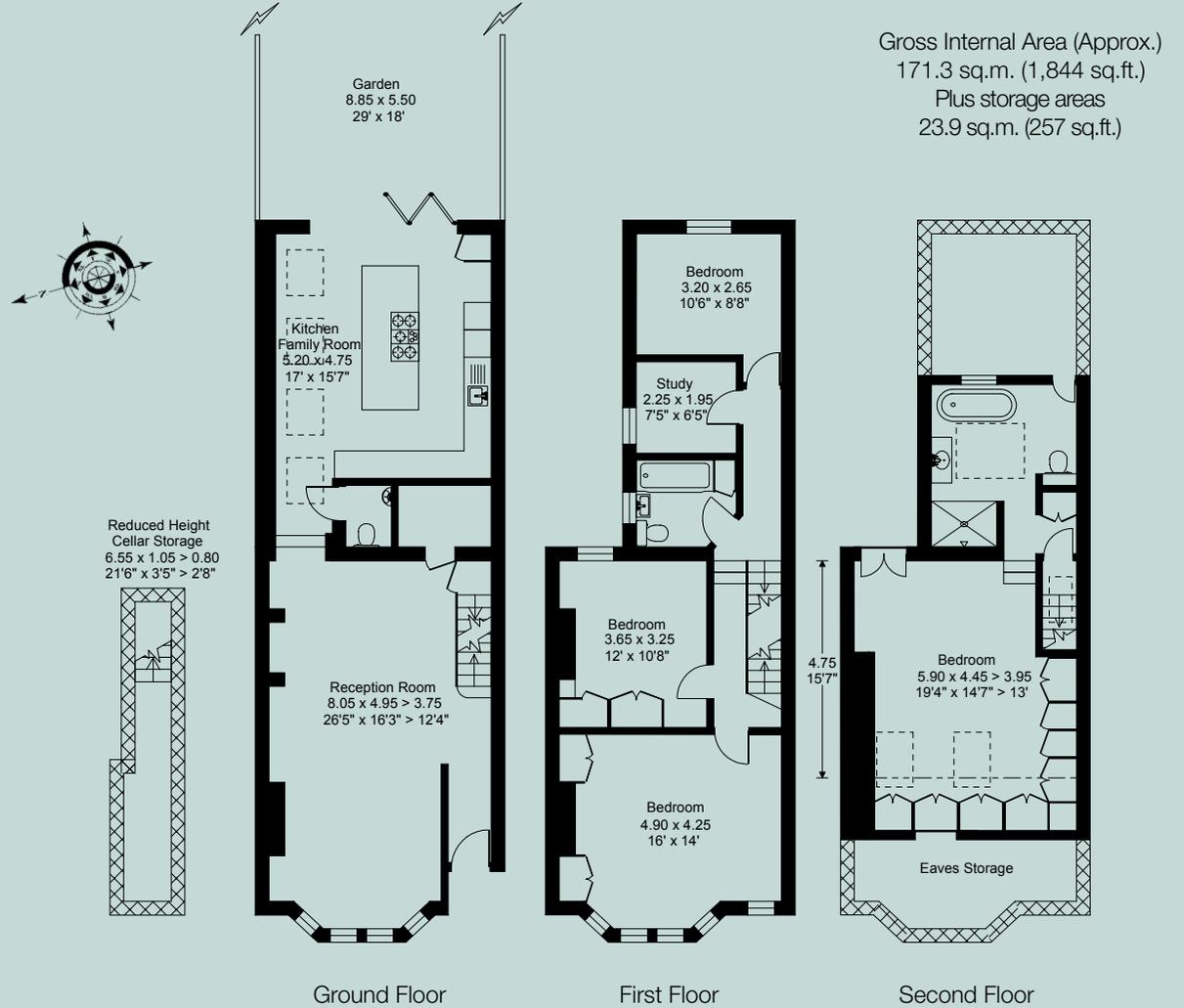


The ground floor boasts a grand reception room that is filled with an abundance of natural light from the large bay window, as well as pretty cornicing and high ceilings. Leading through to the rear of the ground floor is the spectacular kitchen/family room. The kitchen benefits from an array of modern integrated units and appliances, a central island with a hob, as well as vast amounts of natural light from the large skylights. The kitchen has been cleverly designed to allow ample dining and entertaining space for families. Sizeable bi-folding doors lead out to the immaculately presented landscaped garden, offering a tiled area which provides a great flow through from the kitchen, making it an ideal setting for al fresco dining and entertaining in the sunnier months. The ground floor also gains access to the cellar, as well as a utility room and cloakroom located just off the hallway.

The first floor is comprised of four bedrooms, one of which is currently being utilised as a study, and a family bathroom. Completing the property is the second floor which features the principal suite. This bedroom benefits from ample built-in wardrobe space and an immaculate en suite bathroom, with both a walk-in shower and large bath.

Rudloe Road is residential road and is ideally situated to benefit from the green open spaces and recreational facilities of Clapham Common. The excellent shops, wine bars and restaurants on Abbeville Road are close by as well as the larger supermarkets. There are excellent transport links from Clapham South underground station, which offers Northern line services into the City and West End. There are a good selection of state and private schools in the area.

Freehold • London Borough of Lambeth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Savills.

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