



Arodene Road, SW2 | Guide Price £1,600,000

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# In General

- Five-bedroomed Victorian family home
- Over 200 sq. ft
- Spacious reception room
- 27ft extended kitchen/dining space
- Underfloor heating
- Master bedroom suite
- Four additional bedrooms & stylish shower rooms
- Private rear garden
- Excellent transport links

# In Detail

This beautifully refurbished five bedroom Victorian home offers over 2,000 sq. ft of elegant, versatile accommodation across four levels, including a cellar.

The bay fronted reception room spans over 19 ft and is filled with natural light, featuring refined panelling, period cornicing and ceiling roses. Underfloor heating runs throughout the ground floor, controlled by a smart Nest system.

Wide steps lead to a stunning 27 ft extended kitchen/dining room—the heart of the home—fitted with a high end Artacucine Italian kitchen, quartz worktops, an island, integrated Bosch appliances and Porcelanosa tiling. Ceiling speakers and floor to ceiling bi fold doors create a seamless connection to the private rear garden. A downstairs WC and fully tanked basement cellar add practicality.

The first floor hosts a luxurious full width master bedroom with bespoke wardrobes and an en suite featuring underfloor heating, marble sinks, Porcelanosa tiling and Tece sanitaryware. A further double bedroom and an elegant family bathroom complete this level.

The top floor provides three additional bedrooms, ideal for family, guests or home working, served by a stylish shower room. A custom wool runner with antique brass stair rods adds a refined finish throughout.

EPC: C | Council Tax Band: E



# Floorplan

Arodene Road, SW2

Approximate Gross Internal Area  
186.7 sq m / 2010 sq ft



□ = Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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