



COMBEMARTIN ROAD, SW18  
**£1,500,000 FREEHOLD**

Winkworth



## COMBEMARTIN ROAD, SW18

**A Rare Opportunity in Prime Southfields – Family Home with Exceptional Potential**

**This impressive home spans approximately 2,637 sq. ft. and is located on one of Southfields' most sought-after roads.**

**Set on a generous plot, the property boasts a beautifully maintained private garden, a garage and additional off-street parking. This home also presents a valuable opportunity for future extension and development (STPP).**

**Arranged over two floors, the spacious interior includes a welcoming front reception room, a formal dining room, and a separate kitchen. There are four well-proportioned bedrooms, one family bathroom, and an additional ground floor W/C.**

**The basement level offers extensive versatility—ideal for a home gym, utility room, garden room, pantry, or office space. A charming raised terrace off the dining room provides direct access to the rear garden.**



**Combemartin Road is very highly sought-after and is excellently located for Southfields Village. Southfields Underground Station offers District Line services into central London and there are local bus links into Clapham Junction and Wimbledon.**

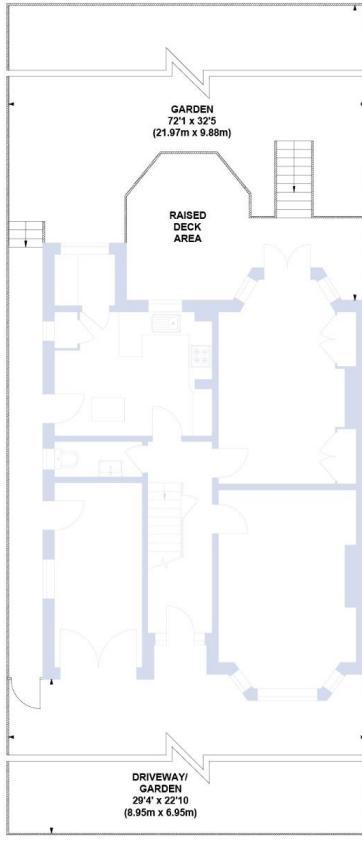
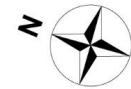


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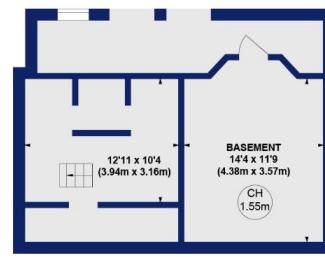
Approx. Gross Internal Area 245.04 sq m / 2637 sq ft (Including Loft)

Approx. Gross Internal Area 184.55 sq m / 1986 sq ft (Excluding Loft)

Key :  
CH - Ceiling Height



SITE PLAN



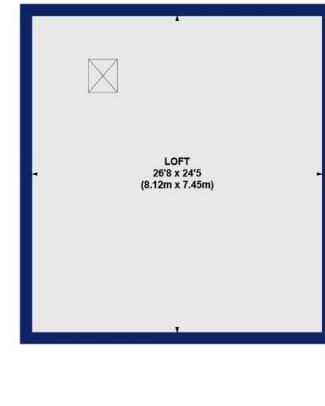
LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 463 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 796 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 727 SQ FT



LOFT  
GROSS INTERNAL  
FLOOR AREA 651 SQ FT

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Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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