



PARKLANDS ROAD
LONDON, SW16

GRANT J BATES
— PROPERTY —



A refined Edwardian masterpiece, perfectly positioned near Tooting Bec Common

GJB

Parklands Road, London, SW16

Freehold

- End of Terrace
- Recently Renovated
- Four Beds & Three Baths
- Two Principal Suites
- Hidden Projector System
- Bespoke Kitchen & Pantry
- Underfloor Heating
- Outdoor Kitchen & Landscaped Garden
- Walk in Wardrobe by Neatsmith
- Next to Tooting Bec Common

Description

A four bedroom and three bathroom Edwardian end of terrace home reaching over 2,200 sq ft with some exceptional interior design, right by Tooting Bec Common.

Set on a prime end-of-terrace position in the heart of the Furzedown area, this beautifully proportioned Edwardian home has been recently renovated throughout, to include electrics, pipework, roofs, plumbing, windows, and combines timeless architecture with contemporary detailing and a considered sense of design. Arranged over three floors and extending to approximately 2,223 sq ft, it is near-fully extended, with further potential to convert the cellar and add a roof terrace, subject to the necessary permissions.

Grant J Bates

Director

0207 981 2584

grant@grantjbates.com



The handsome red-brick façade opens to an interior defined by elegance and warmth. The entrance hall, framed by original cornicing and restored Edwardian tiles, leads into a generous front reception with a working Enviro-Flame fireplace, bespoke joinery, and a hidden

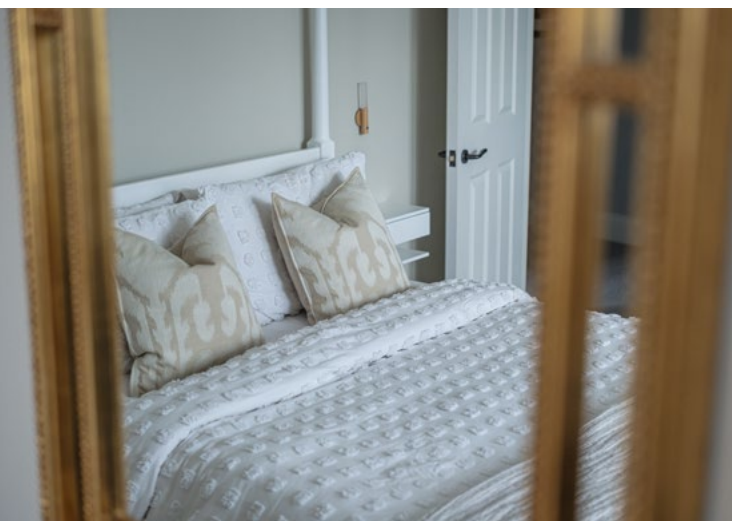
projector that transforms the space from formal entertaining area to intimate cinema setting. Polished wood floors with underfloor heating run throughout, complemented by soft Farrow & Ball and Little Greene tones that unify the home. Windows are timber sash with shutters, and double glazed.

Beyond the reception, the dining space forms the central hub of the house — ideal for gatherings and everyday family life — flowing seamlessly into a bespoke kitchen designed with both function and aesthetic in mind. It features ABI Interiors brassware, a double fridge-freezer, wine fridge, reverse-osmosis filtration tap, and a concealed LED-lit pantry that exemplifies the home's intelligent craftsmanship. Crittall-style doors with Buster + Punch hardware open directly to the landscaped garden, where a limestone outdoor kitchen with an infrared BBQ, Delivita pizza oven, and built-in lighting, power, and irrigation create a true extension of the living space.

Upstairs, the home offers four double bedrooms and three bathrooms, including two potential principal suites. The first-floor suite features a separate reflex glass and LED walk-in wardrobe by Neatsmith and a luxurious en-suite with freestanding brass bath, while the top-floor suite enjoys vaulted ceilings, skylights, and a serene, private aspect. Bathrooms are finished with Grohe rainfall showers, fittings from the London Basin Company, and playful House of Hackney wallpapers that introduce character and texture.







Situation

Perfectly positioned between Tooting Bec Common and Moyser Road, the home benefits from a vibrant local community atmosphere and an array of independent cafés, wine bars, and bakeries. Balham and Tooting Bec stations offer swift access to central London, while excellent nearby schools — including Graveney School and Penwortham Primary — make this one of South West London’s most desirable neighbourhoods.

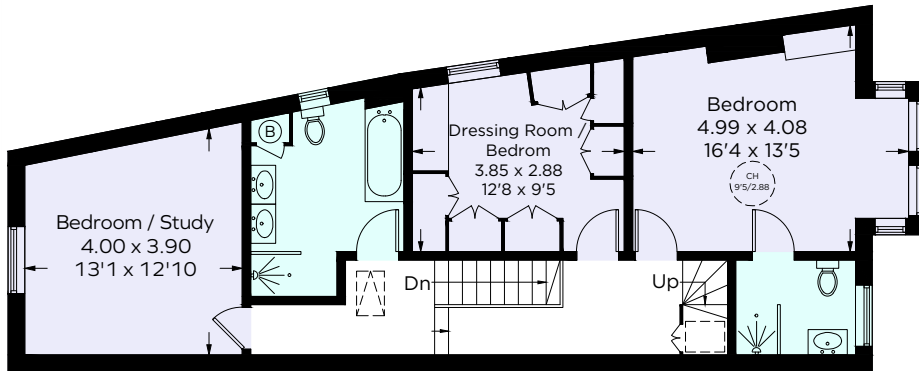
Additional Information

Local Authority: Wandsworth
Council Tax Band: G
EPC Rating: D

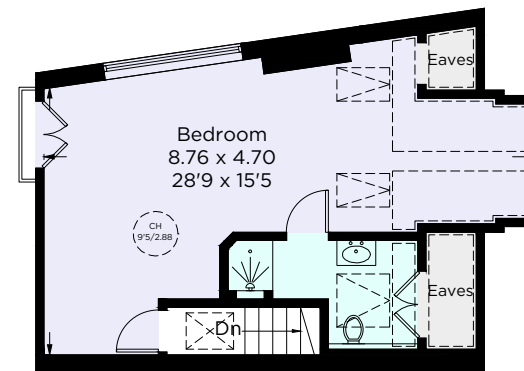


Grant J Bates
Director
0207 981 2584
grant@grantjbates.com



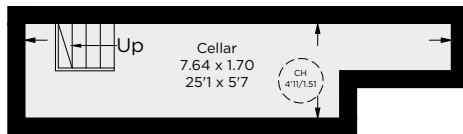


First Floor

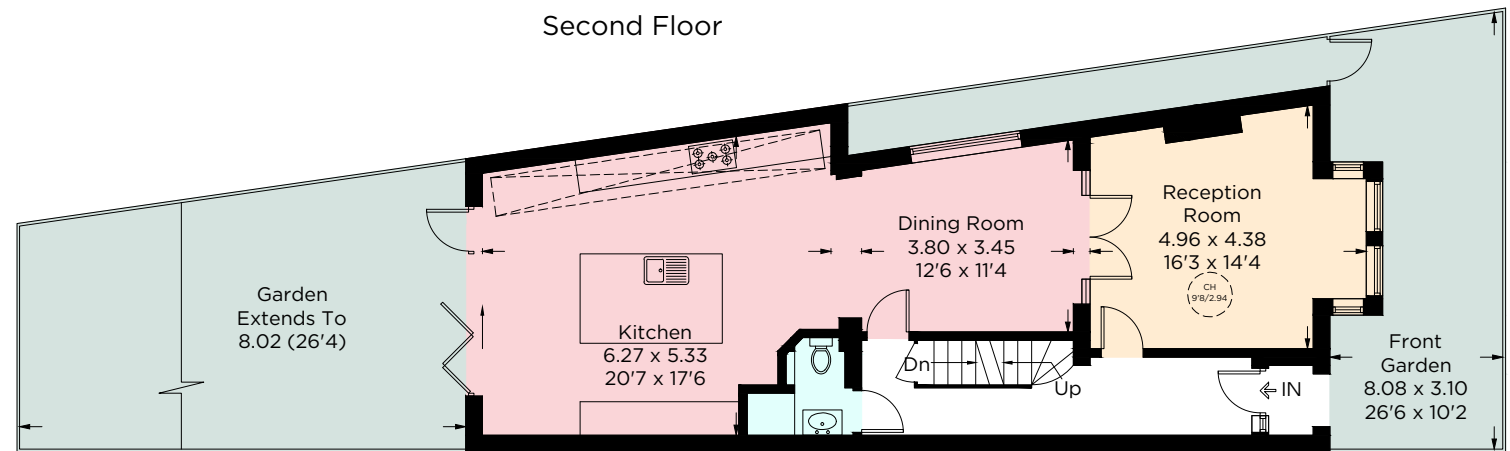


Second Floor

= Reduced headroom below 1.5m / 5'0



Cellar



Ground Floor

Parklands Road

Approximate Gross Internal Area (Including Reduced Headroom / Eaves / Cellar) = 206.5 sq m / 2223 sq ft,

Approximate Gross External Area = 65.3 sq m / 703 sq ft, Cellar = 11.3 sq m / 122 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.