



**SUTHERLAND GROVE  
SOUTHFIELDS, LONDON SW18**

*Offers In Excess Of £950,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

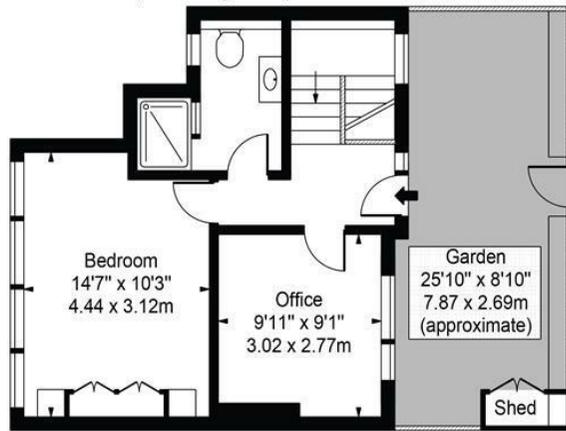
**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

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# Sutherland Grove, SW18 5PS

Approx. Gross Internal Area 946 Sq Ft - 87.89 Sq M  
(Excluding Shed)



Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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### Description

**\*\* VIEWINGS NOW AVAILABLE \*\*** A Unique Opportunity | Newly Constructed 3-Bedroom Detached House with Basement

Welcome to this exceptional new residence—designed for modern living and built with style in mind. This bespoke, two-storey home, complete with a full-size basement, has been newly crafted to offer comfort, luxury, and flexible living spaces in one of South West London’s most desirable locations.

### Location

2a Sutherland Grove, SW18 5PS is situated in the highly sought-after Southfields area, known for its family-friendly atmosphere and excellent amenities. The property benefits from proximity to local shops, cafes, and parks, offering a pleasant residential environment.

Transport connections are excellent, with Southfields Underground Station on the District Line just a short walk away, providing fast and convenient access to Wimbledon, Earlsfield, and central London. The area also enjoys good road links and off-street parking options, a valuable feature in this part of London.

Residents benefit from well-maintained communal gardens and local green spaces, contributing to a peaceful and community-focused lifestyle while being within easy reach of vibrant Southfields high street amenities. This makes 2a Sutherland Grove an attractive choice for professionals and families seeking comfort and connectivity in a prime London location

### Additional information

EPC Rating: TBC -Council tax band: TBC

Heating: ASHP (Air source heat pumps) - Underfloor heating both floors

Parking: Permit required

Warranty: 10 yr Compariqo

### Viewings

Viewings are now available

Contact CSJ on 020 8296 1270

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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