



MARIUS ROAD, SW17 7QQ

Offers Over £1,250,000

This exquisite ground floor residence, set within a handsome Victorian house, has been painstakingly rebuilt from the ground up — from structural floor joists to restored bay windows — and reimagined for today's most discerning buyer. The result is a unique home that marries timeless elegance with uncompromising modern luxury. The property centres around a spectacular open-plan kitchen and reception room, where bespoke cabinetry, Siemens integrated appliances, and floor-to-ceiling bi-folding doors frame views across a meticulously landscaped private garden of approximately 25ft x 25ft. Designed for both quiet retreat and vibrant entertaining, the garden is complemented by a secluded courtyard that floods the centre bedroom with natural light. Accommodation includes three beautifully proportioned double bedrooms, all with handcrafted fitted wardrobes, two contemporary bathrooms, a guest cloakroom, and a fully equipped basement utility/storage area. At the rear of the garden sits a versatile 14ft x 12ft office/studio, complete with WC and sink — ideal for professional use, creative work, or as private accommodation — alongside a separate storage unit for garden furniture. Every element has been carefully considered to maximise both space and efficiency. Carbon-neutral in ethos and execution, the property features advanced insulation, high-performance glazing, a Vaillant aroTHERM plus 7kW Air Source Heat Pump, and an intelligently engineered underfloor heating system, delivering even warmth at minimal cost. This is more than a home; it is a showcase of architectural refinement and environmental responsibility, offering a lifestyle that is both aspirational and sustainable. Share Of Freehold. EPC rating C. Council Tax Band D. Please see the virtual tour provided: <https://my.matterport.com/show/?m=gD5Wd3c24WT>

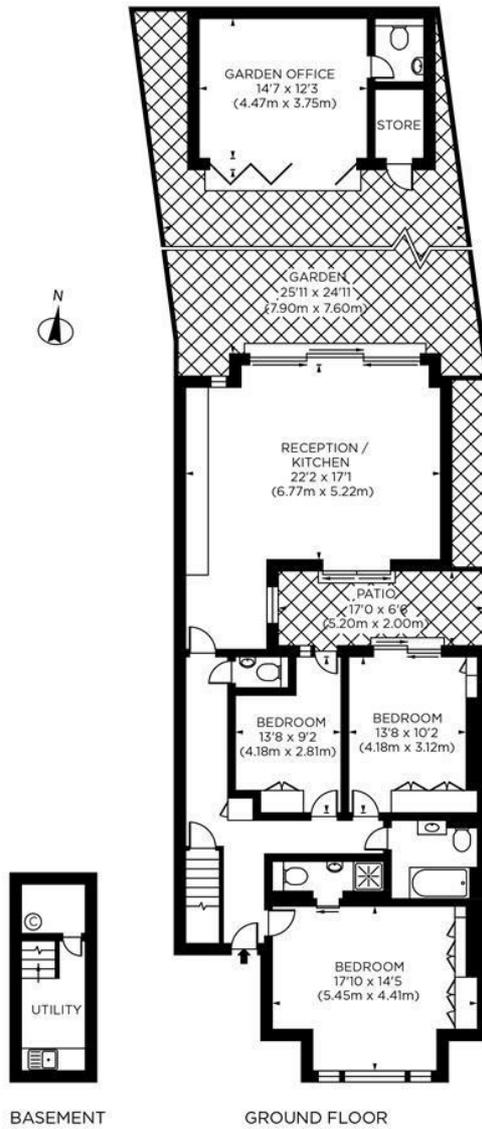


www.maalems.co.uk

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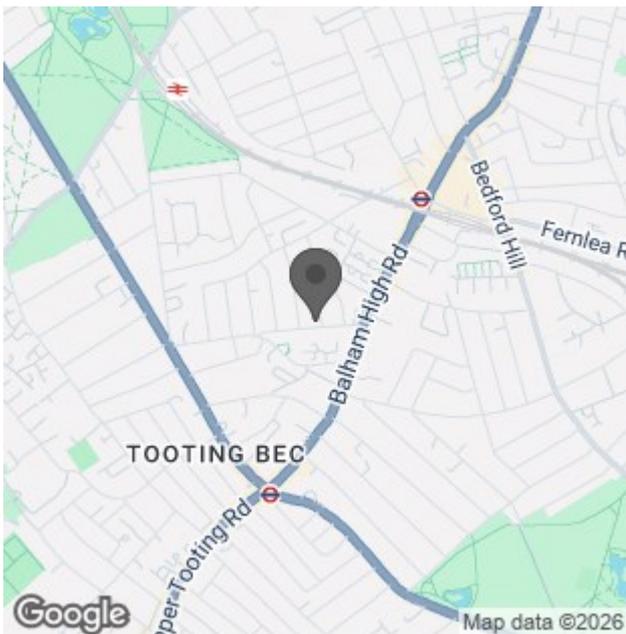




BASEMENT

GROUND FLOOR

Marius Road, SW17
 Gross Internal Area 1334 sq ft/124 sq metres
 ©photosandfloorplans.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For an instant or face to face valuation, please scan the QR code:



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CUSTOMER EXPERIENCE