

FOR SALE



BE AWARE
This is a private road
and is not to be used
for parking or driving
at any time.



This substantial and imposing end-of-terrace property of c.2700 square feet, with sunny, southwest-facing garden, has been beautifully extended to create a well-designed, delightfully bright and spacious family home. It sits in an exclusive and quiet position, with wonderful views overlooking Clapham Common and its tennis courts and is just 300m from the tube at Clapham South and its direct services to The City and West End.

This exclusive and imposing end-of-terrace family house (c.1907) sits at the quietest end of this exclusive road, with beautiful open views over Clapham Common's green expanses and its tennis courts. With flexible accommodation arranged over three floors, the rooms are wonderfully light, elegantly proportioned and have high ceilings.

The ground floor has been extended into the wide side return (widens further to the rear on this end plot), the result being a thoughtfully-designed and well-positioned kitchen/breakfast room in the centre of the house, fitted with sleek modern units, granite worktops, a double sink with waste-disposal and an under-unit heater. This links to the hall and also leads through to an airy family sitting/dining area to the rear, which has lovely natural light from windows and skylights in the extension and two sets of French windows opening out to the sunny garden. To the front of the ground floor is a further spacious reception room - an elegant room with high ornate ceiling, impressive original fireplace and bay window (currently used partly as an office). There is also a generous cloakroom/WC and a good cellar beneath the hallway. The garden is wide and has private side access via a passageway from adjoining Sumburgh Road. It is very sunny and southwest facing, enjoying open views and sun for much of the day. It is mainly paved interspersed with creeping thyme and flowers and has mature shrubs. There is also a brick shed with windows which could be a workshop or developed further into a home office/pod.

Upstairs are five good double bedrooms. Four of these have fitted wardrobes. The fifth (the largest upstairs room) is currently used as a first-floor drawing room. It has an impressive fireplace, high ornate ceiling and enjoys fabulous views over the common. The whole loft conversion is devoted to the principal bedroom suite, which includes a wall of wardrobes and an ingeniously designed bath/shower room en suite with a dressing area.

This bedroom has a Juliet balcony and roof light. Solar panels have also been fitted on the roof. The other bedroom on the third floor can be en-suite when the second door is shut.

Clapham Common West Side borders the Common on the edge of the area known as "Between the Commons" which has become a magnet for young families. It has lovely green spaces and family recreational facilities including a good children's playground close by, an excellent choice of schooling in both state and private sectors and bustling Northcote Road at its centre. The latter provides a wonderful selection of restaurants, specialist shops, bars and a thriving street market. More extensive High Street shopping facilities are available around Clapham Junction, Balham and Clapham South, all of which also have excellent train / tube links to The City and West End.



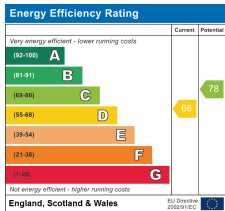
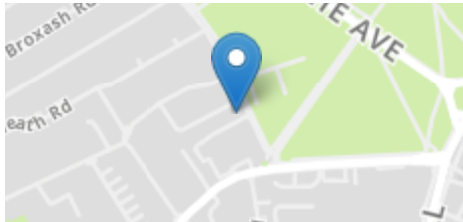
Clapham Common West Side

Between the Commons SW4

FOR SALE

PROPERTY FEATURES

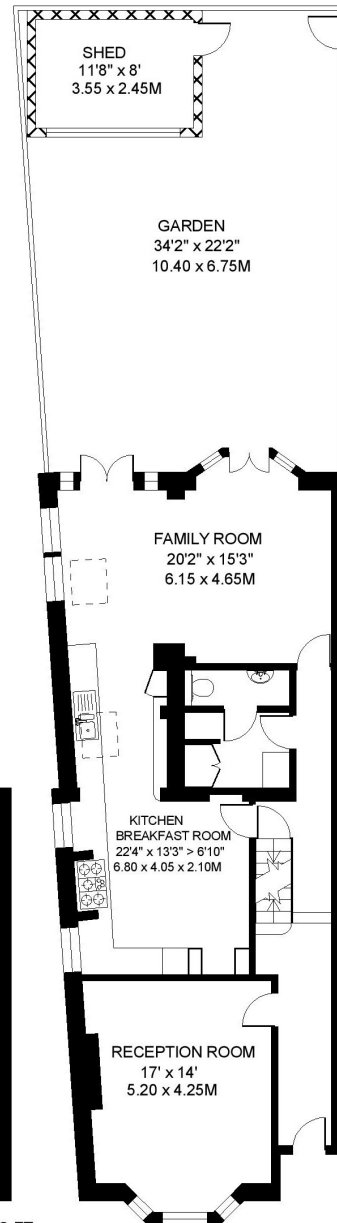
- Cellar
- Side Access
- Entrance Hall
- Cloakroom / WC
- Kitchen / Breakfast Room
- 34' x 22' SW-Facing Garden
- 4/5 Bedrooms
- 2/3 Reception Rooms
- 3 Bath / Shower Rooms
- 2704 SQ.FT / 253.1 SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.

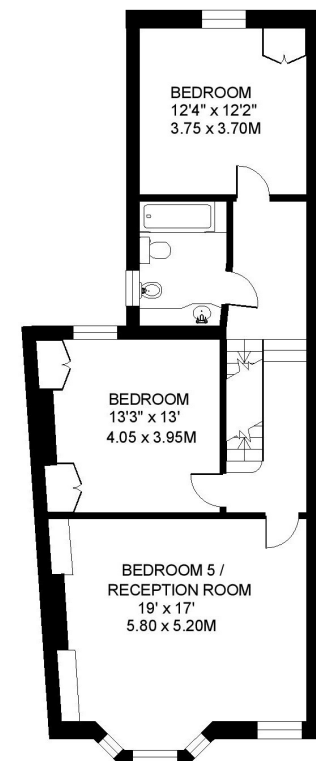


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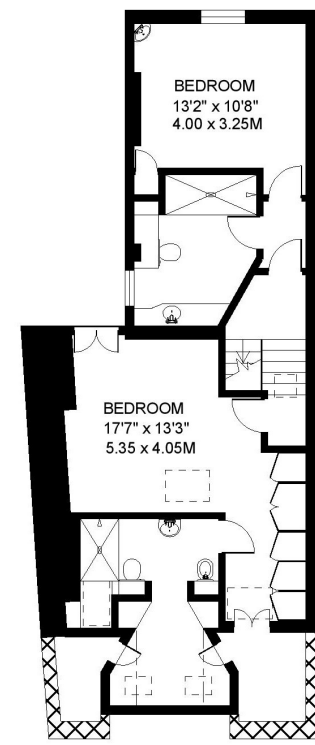


CELLAR 157 SQ.FT.

GROUND FLOOR 983 SQ.FT.



FIRST FLOOR 833 SQ.FT.



SECOND FLOOR 702 SQ.FT.

CLAPHAM COMMON WESTSIDE
CLAPHAM
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2675 SQ.FT / 248.5 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 150 SQ.FT. / 13.9 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2825 SQ.FT. / 262.4 SQ.M.

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