





Securely and quietly positioned in this exclusive, gated development on the edge of the green spaces of Clapham Common and just 350m from Clapham South tube, this substantial, semi-detached, double-fronted, contemporary, family home with large garden boasts over 3500 ft²/330 m² of beautifully appointed and versatile accommodation plus a garage and off-street parking for up to three cars. Close by there are excellent transport connections to The City and West End, good schools and a plethora of dining, shopping options.

This is the biggest of the ten houses here, situated in this exclusive, convenient, modern, gated development; a great rarity in and around the local area. The houses, built c. 2011, offer a different lifestyle in an area of predominantly Victorian and early Edwardian terraces. You can dispense with the usual concerns over survey. Unlike Victorian houses, this will likely come without the familiar list of remedial works required; damp, movement, re-roofing and windows often cited as the most concerning. Furthermore, with garage, off-street parking for up to three cars, an electric car-charging point and no through traffic, they have also generally put paid to other common anxieties of Victorian house ownership and offer, dare I say it, a more stress-free existence in the heart of one of the most popular family districts in London. The shared private road has afforded families the rare privilege of freedom and safety in a very friendly environment. It's not often the case, certainly in London, to know all the neighbours and certainly not for children to learn to ride bikes and scooters on the street!

A further point is that all of the 3552 ft² is usable as the property does not have the cellars, long corridors and odd corners that help to bolster the floor area of Victorian houses. On the contrary, lovely, light, wide landings, a well-proportioned entrance hall and square rooms enhance the enjoyment of living here, as does its incredibly convenient position. The fact that only two of the ten houses have been re-sold since they were built is testament to this.

Accommodation is spacious, bright, well-designed and well-fitted throughout. The current owners worked closely with an exceptional furniture designer to create the highest quality, custom-made wardrobes, feature cabinets and fitted furniture throughout the property with the magnificent first floor library area being a focal point. Unlike in many top-heavy properties, here there is an excellent balance between living space and bedroom space with two floors of both, making it ideal for a growing or large family. The ground floor begins with a very generous hallway with ample space to accommodate buggies, coats and boots. It also has large, thoughtfully-designed storage cupboards and a cloakroom/WC, again providing practical comforts that rarely come with period properties.

To one side of the hallway is a substantial, well-equipped and beautifully-fitted kitchen/family room with extensive storage units, island and large family living/dining area. Bifold doors open out from the kitchen onto the large 45' x 26', mature, lovingly-kept and low-maintenance garden. The garden has been thoughtfully designed to provide plenty of space for outside dining, different seating areas and space for children to play or teens to work out. There is a covered side passage with great storage space and this leads to the front of the house affording separate access. To the other side of the ground floor is a large integral garage – incredibly useful but also offering potential for conversion into a further separate reception room (STPP), ideal as a playroom or large ground floor office if required.

On the first floor, arranged around a large, central landing, featuring a truly stunning, bespoke wrap-around, floor-to-ceiling, bookcase, and impressive, galleried staircase, are three further living spaces: a front-to-back reception room with rear balcony, an office and a further room (originally designed as a dining room but now used as a second office). These last two rooms can also interconnect enhancing the property's family versatility. There is also a further cloakroom/WC on the landing.

The top two floors provide five double bedrooms, four bath / shower rooms (three of which are en suite). This includes generous principal bedroom and guest bedrooms each with ensuite and extensive built-in wardrobes. Three of the four remaining rooms also have built-in bespoke highest-quality wardrobes. Off the top floor guest suite with an attractive vaulted ceiling is a second balcony. This is the perfect place to sit and read a book while enjoying far reaching views towards Wandsworth Common and the steeple of St Luke's. All bathrooms are fully tiled and fitted in contemporary style.

Clavering Place runs off leafy Nightingale Lane, in the borough of Wandsworth, close to the edge of Clapham Common. Nearby Northcote Road, Bellevue Road, Clapham South, and Balham centre provide, between them, all you could need by way of shops, supermarkets bars and restaurants, with Northcote Road also having a thriving and fashionable weekend food market. Transport is excellent with Clapham South so close by (350m) providing frequent and regular tube services into The City/West End. Balham and Wandsworth Common stations are also nearby and there are many bus routes converging. There are excellent local schools and nurseries in both sector



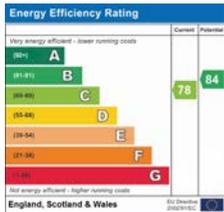
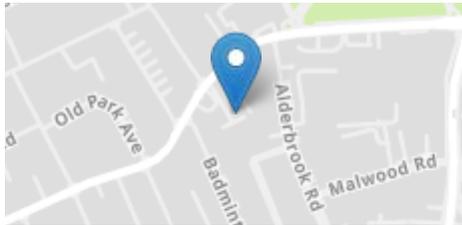
Clavering Place

Clapham Common SW12

FOR SALE

PROPERTY FEATURES

- 2 Cloakroom/WCs
- Secure Gated Development
- Garage & O/S Parking x3
- Kitchen/Family Room
- Utility Room
- 45' x 26' Garden & Side Access
- 4 Bath/Shower Rooms (3 x E/S)
- 4 Reception Rooms
- 5 Double Bedrooms
- 3552 SQ.FT/ 330 SQ.MT



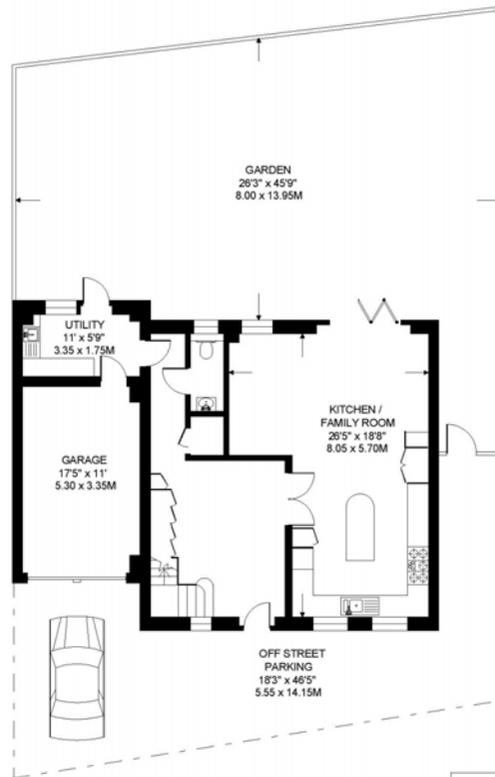
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CLAVERING PLACE
 LONDON SW12
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 3552 SQ.FT / 330 SQ.M.



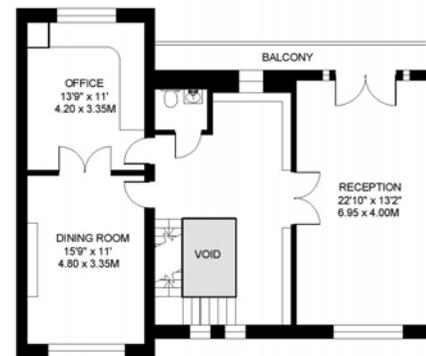
GROUND FLOOR 986 SQ.FT.



THIRD FLOOR 766 SQ.FT.



SECOND FLOOR 896 SQ.FT.



FIRST FLOOR 904 SQ.FT.

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