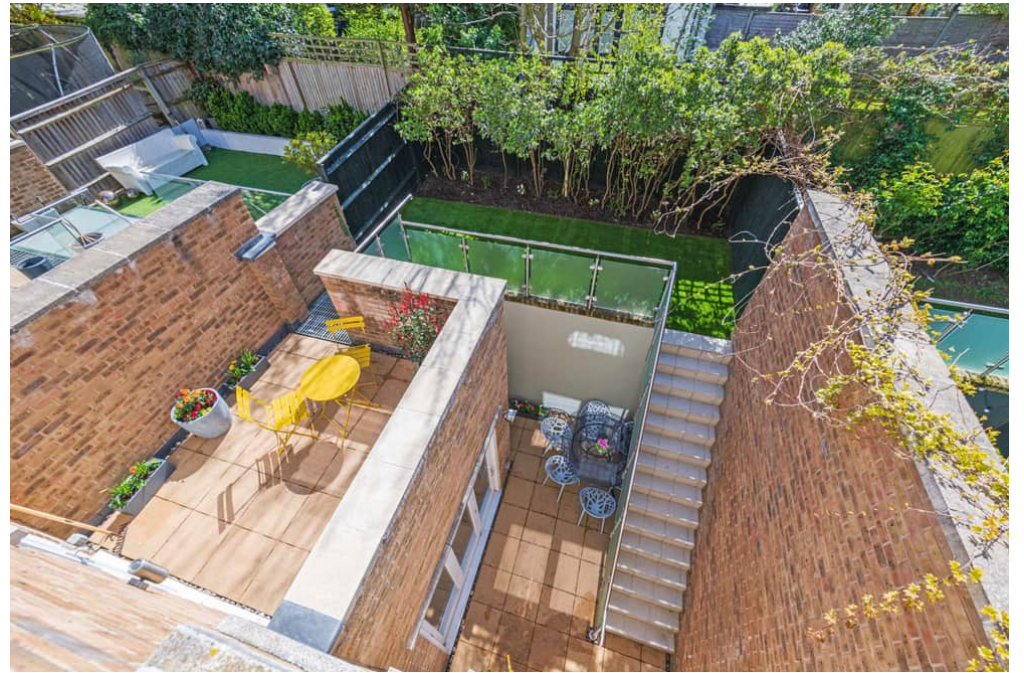


FOR SALE





This substantial, contemporary, family home boasts over 3000 square feet of beautifully appointed accommodation and off-street parking for two cars. Quietly nestled at the far end of this superbly convenient, securely gated and highly sought-after development off Nightingale Lane, about 350m from Clapham South direct tube links to The City/West End and even closer to the green expanses of Clapham Common. Excellent schools and a plethora of dining, shopping options abound in the immediate local area.

This exclusive, convenient, modern, gated development of ten large family houses is 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 come without the familiar list of remedial works required; damp, movement and re-roofing often cited as the most concerning. With off-street parking 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. A further point is that all of the 3046ft2 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 squarer rooms enhance the enjoyment of living here.

The house occupies a superior position at the far end of the development, crucially meaning no other residents of the other houses need to drive past this one, making it quiet and secluded. It also has two off-street parking spaces to the front. Accommodation is spacious, bright, well-designed and fitted throughout. Unlike in many top-heavy properties, here there is an excellent balance between living space and bedroom space, with plenty of both making it ideal for a growing or large family.

The ground floor begins with a generous hallway with ample space to accommodate buggies, coats and boots, plus a large storage cupboard and cloakroom/WC, again providing practical comforts that don't come with period properties. At the back there is a wonderfully large (20'x 15'), full-width reception room with double doors onto the rear terrace and large windows overlooking the garden, whilst to the front is a separate reception room, ideal as a playroom or large ground floor office if required.

On the lower floor, arranged around a large central landing, are a fabulously atmospheric cinema room with surround sound, LED lighting and built-in 80" tv screen, a large utility room with basin, cupboards, washing machine and dryer, and a further cloakroom/WC. Lastly, to the rear is a huge kitchen/dining/family room opening onto the rear patio. It has an extensive range of sleek storage units, stone worktops and breakfast island and integrated appliances, space for a large dining table and a further cosy informal sitting area, ideal for families with young children. Rear doors access the secluded patio for outside dining, from which there are stairs up to a landscaped garden with nice screening and artificial lawn, ideal for those wanting low maintenance. There is underfloor heating throughout the ground and lower floors, with new wood floors throughout the hall and living rooms, and new carpet in the cinema.

Upstairs all five bedrooms also have plush new carpets, and all have fitted wardrobes; there are two spacious suites on the first floor, the large rear one with separate shower and bath being considered the principal, whilst the front suite has a shower over the bath and is ideal for guests. There is also an airing cupboard in between housing an extra-large

Megafo water tank. The top floor has three further bedrooms, ideal as a kids' floor, the largest having a shower room en suite, whilst a family bathroom serves the remaining two. 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 close by and there are many bus routes close by. There are excellent schools and nurseries in both sectors close by.



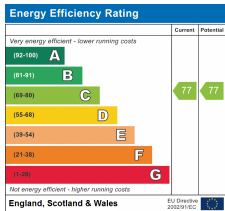
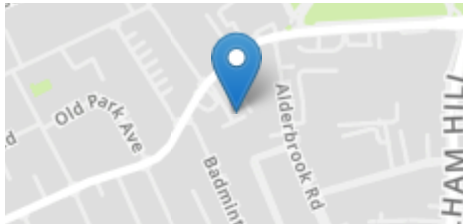
Clavering Place

The Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Off-street Parking
- Large Utility Room
- 2 Cloakrooms /WCs
- Kitchen Dining Room
- Secure Gated Development
- Secluded Terrace & Garden
- 3 Reception Rooms
- 5 Double Bedrooms
- 4 Bath/Shower Rooms (3 x E/S)
- 3046 SQ.FT / 282.9 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:

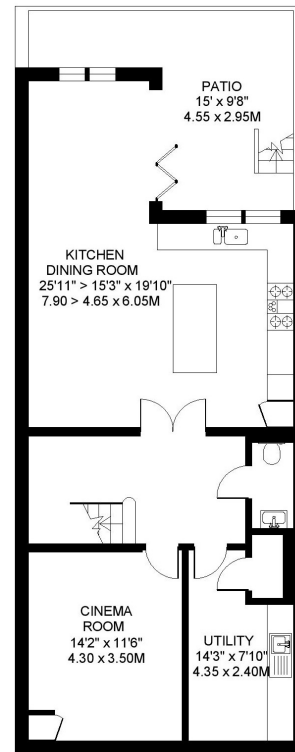


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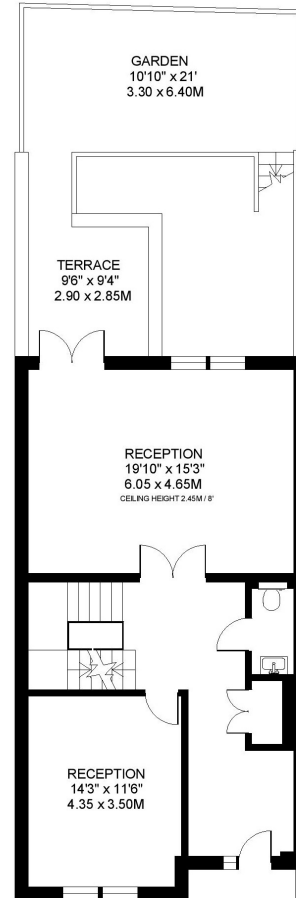


CLAVERING PLACE
 CLAPHAM
 LONDON SW12

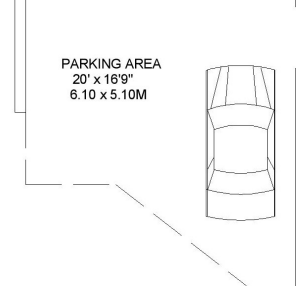
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 3046 SQ.FT / 282.9 SQ.M.



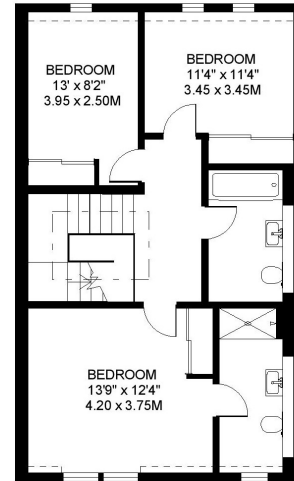
LOWER GROUND FLOOR 865 SQ.FT.



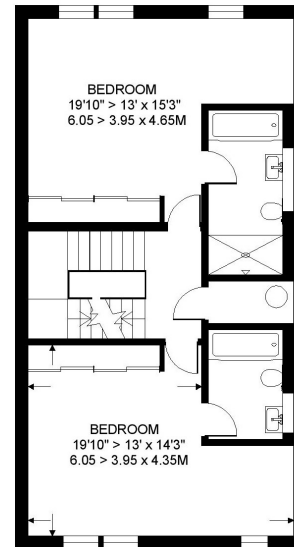
GROUND FLOOR 748 SQ.FT.



PARKING AREA
 20' x 16'9"
 6.10 x 5.10M



SECOND FLOOR 665 SQ.FT.



FIRST FLOOR 768 SQ.FT.

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