





This substantial six-bedroom, four-and-a-half bathroom semi-detached villa occupies a supremely quiet and prestigious corner position on a private double cul-de-sac with wonderful views over Clapham Common. Built over four floors with integral garage and off-street parking, it offers generous and versatile family accommodation, a very close walk to convenient tube links to The City/West End, excellent state and private schools and fashionable Northcote Road.

This is one of eight superb semi-detached townhouses built in grand Victorian style overlooking the green spaces of Clapham Common, close to the bowling green, café and tennis courts. They were built about twenty years ago on the site of a former school and it is testament to their appeal that only two have been re-sold since. They have spaces for two cars to be parked off-street and set back from the road and Common on a very quiet double cul-de-sac. This particular villa enjoys a distinctive corner position benefitting from wonderful natural light on three sides and beautiful uninterrupted views to front and rear. The house provides substantial and very flexible living space arranged over the first two floors, with the option of keeping the integral garage or converting / adapting it into further accommodation. With both reception rooms positioned on the first floor they command great views and fantastic natural light to both the East and West façades. The further two floors comprise a main bedroom suite (also with magnificent view) complete with walk-in dressing room and modern en-suite shower room, five further bedrooms and three further bath/shower rooms. There is good storage in the attic.

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 and Clapham South both of which also have excellent train / tube links to The City and West End.



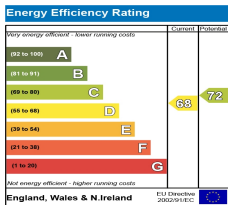
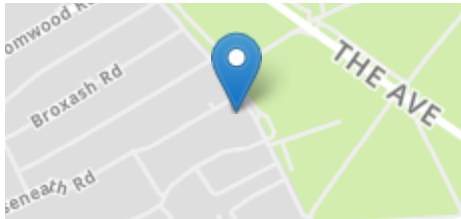
Clapham Common West Side

Between the Commons SW4

FOR SALE

PROPERTY FEATURES

- Utility Room
- Conservatory
- Integral Garage
- West-Facing Garden
- Kitchen/Breakfast Room
- 2 Off-Street Parking Spaces
- 6 Double Bedrooms
- 2 Large Reception Rooms
- 4 Bath/Shower Rooms plus 1 WC
- 3066 SQ.FT/284.8 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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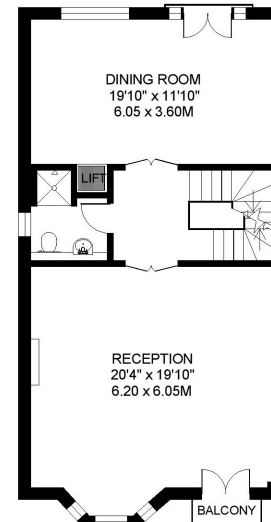
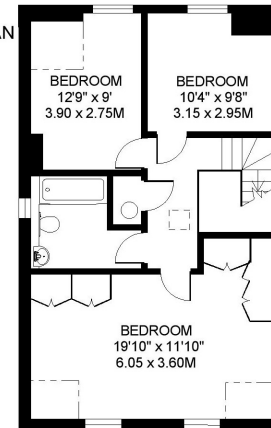
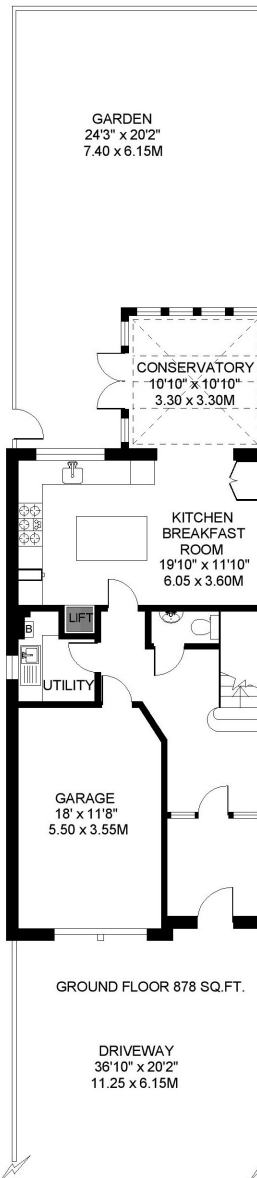


CLAPHAM COMMON WESTSIDE CLAPHAM LONDON SW4

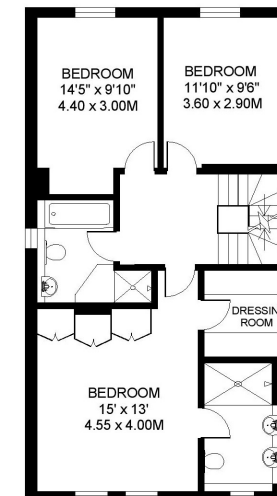
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 3066 SQ.FT. / 284.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 247 SQ.FT. / 22.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
3313 SQ.FT. / 307.8 SQ.M.



FOURTH FLOOR 247 SQ.FT.



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