



Liston Road,  
Clapham

SW4





A stunning family house in immaculate condition in Clapham Old Town.



Guide price available on request

Freehold



An elegant entrance hall leads to a pretty bay fronted double reception room. The front section has elegant cornicing and period details along with a feature fireplace and three metre ceilings. The rear reception room retains the original French doors leading to a glass extension used as a study space bringing lots of light to the rooms and offers a delightful view out over the garden. There is a guest cloakroom on this floor and access down to the kitchen family room. The well-appointed kitchen is cleverly designed by Jamie Blake of Blakes London to provide ample storage and integrated appliances and features a large range cooker along with a large island unit and crittal style windows. The rear doors open from the kitchen onto a private patio and 55 ft garden, which is bordered with mature plants and shrubs.







# Property

To the front of the house is a second entrance, generous storage and the family area and there is also a downstairs WC . The first floor comprises a fantastic principle suite with walk through wardrobes and delightful en suite with both a large jacuzzi bath and separate shower. On the half landing is a laundry room. The second floor comprises two good sized bedrooms and a family bathroom and on the top floor a further bedroom and en suite. All the bedrooms have air conditioning. The house is in immaculate decorative condition throughout and retains many original features.



*Liston Road is a quiet residential street located in the heart of Clapham Old Town, off Grafton Square. Clapham Old Town offers several excellent restaurants including the Michelin star rated Trinity, numerous bars, boutiques, cinema, supermarket and gym. The green open space of Clapham Common is only moments away. Excellent transport links are available at Clapham Common northern line station and numerous bus routes into the City and the West end. The area further benefits from an excellent selection of local state and private schools, including nearby Eaton House, Parkgate School and Thomas's Clapham.*











Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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**We would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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