



Franconia Road, Clapham SW4









## Description

The property has fantastic entertaining space and generous family accommodation set over four floors. The central hallway leads to an exceptional double reception room. To the front is a formal bay fronted drawing room with feature fireplace and 2.89m high ceilings with intricate plasterwork. The second reception is more informal with sofas and alcove storage and this in turn leads to the kitchen but also features a fireplace and beautiful ceilings. A feeling of lateral space and easy movement through the ground floor is enhanced by the amount of light coming into the house from both sides of the property. The bespoke kitchen offers an extensive range of fitted cupboards and units, high quality fully integrated appliances, a central island/breakfast bar and plenty of room for a dining room table and chair. Bifold doors lead out on to a landscaped garden which is lawned with mature shrubs, borders and trees. The ground floor also has a guest cloakroom and access down to the newly converted basement. Stairs lead to a central hallway with a large bedroom to the front of the house which has a large lightwell allowing an abundance of light and the 2.96m ceilings offer impressive height. There is a shower room and well-appointed utility room along with generous storage in the hallway. To the rear of the house is a fantastic family room which enjoys a large amount of natural light from both the glass skylight and stairwell which provides access up out to the garden. The bifold doors cleverly fold back on themselves. The first floor comprises a large bedroom and family bathroom with both a bath and large shower at the back of the house and to the front a luxurious principal suite with 2.92m ceiling height, dressing room and en suite shower room with double vanity. The second floor comprises another double bedroom, shower room and large loft room. The house is in excellent order and retains many original features.

## EPC

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## Guide Price

Available on request









## Approximate Gross Internal Floor Area 293.76 sq m / 3,162 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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



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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Particulars dated May 2022. Photographs and videos dated May 2022.

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