



Broomwood Road, Clapham,  
London SW11

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# Broomwood Road, London

SW11

The property is in excellent condition, has been fully refurbished throughout by the current owners and provides ideal family accommodation and retained original features throughout. The hallway leads to a double reception room with original features and a charming bay window. The bright kitchen dining room has modern appliances and bi-fold doors leading out to the private rear garden which has an outside storage cupboard where the boiler is.

Downstairs is the cellar which is fully tanked and used as a Utility room. On the first floor there is an attractive principal bedroom with fully fitted and integrated wardrobes, soundproofed wall and acoustic glass sash windows. There are an additional two double bedrooms and a family bathroom and en-suite shower room.

The second floor comprises two further double bedrooms and two bathrooms (one en-suite). The top bedroom has great ceiling height and French windows looking out with some wonderful views, and a spacious bathroom. This amazing home is offered with no onward chain.



**Guide price:** £1,795,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





## Location

Broomwood Road is a popular road ideally situated between Clapham and Wandsworth Common. The house is located a stones throw from Thomas's Clapham school, and the area as a whole boasts a wonderful selection of schools, including Honeywell School, Broomwood Hall, Northcote Lodge, Thomas's, Eaton House and Hornsby House. It is a short walk to the buzzing shops, bars, and restaurants of Northcote Road and Bellevue Road, which also offers a weekend street market and yoga and pilates studios. There are good transport links both by tube and train (Clapham South and Clapham Junction) offering the Northern Line and frequent trains to Victoria/Waterloo. There are also excellent local sporting amenities for children including tennis courts and lessons at the end of the road, football coaching, Battersea Ironsides junior rugby, Spencer Cricket club and Magdalen Park tennis clubs.

All distances are approximate.





## Broomwood Road, SW11

Approximate Gross Internal Area : 197.41 Sq. metres  
2125 Sq. feet  
(Including Eaves Storage)

Eaves Storage : 8.18 Sq. metres  
88 Sq. feet

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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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 October 2022. Photographs and videos dated October 2022.

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