



Alderbrook Road, London SW12

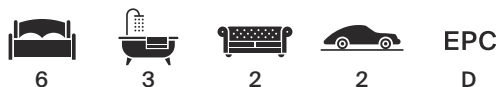


Alderbrook Road, Clapham SW12

This handsome, double-fronted, six bedroom Victorian terraced house is a true 'Tardis'. The house boasts exceptional volume at just under 5,500 sq ft, with flexible living space and parking

Upon entering the property, you are greeted by a welcoming entrance hall. To the right hand side is a separate sitting room with charming period detailing and open fireplace, as well as a large bay window making it lovely and bright. Off the hallway is a garage, which could be converted and could be used as storage. There is also access to the cellar and a downstairs WC.

The hallway flows through to a huge, open-plan living/dining/kitchen space. This area also has impressively high ceilings with a glass extension flooding the space with light and opening it up to the beautiful garden.



Guide price: £3,500,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: G

This makes a perfect family area and entertaining space. The kitchen area features ample storage space and fitted appliances. Adjacent to the kitchen is the sitting room and lounge area which is wonderful for relaxing. The glass sliding doors open up to a fantastic, mature, walled garden, with a magnificent cherry blossom tree, a tranquil escape from busy city life. There is also a useful functioning shed with electricity to the rear too.

On the first floor is access to a mezzanine study room, overlooking the kitchen/living area. There is a generous double bedroom to the rear as well as a further double bedroom with built-in storage which has a bathroom they both can access. The large principle suite is comprised of a bedroom with bay window, a fabulous walk-in wardrobe with plenty of shelving and hanging space and a large en-suite bathroom with separate bath and shower.



On the top floor are a further three generous bedrooms, one with a large space for eaves storage. There is a family bathroom and separate utility room on this floor. While the property has been well-maintained over the years offering the perfect opportunity for the new owners with the house also benefiting from an off street parking space too.

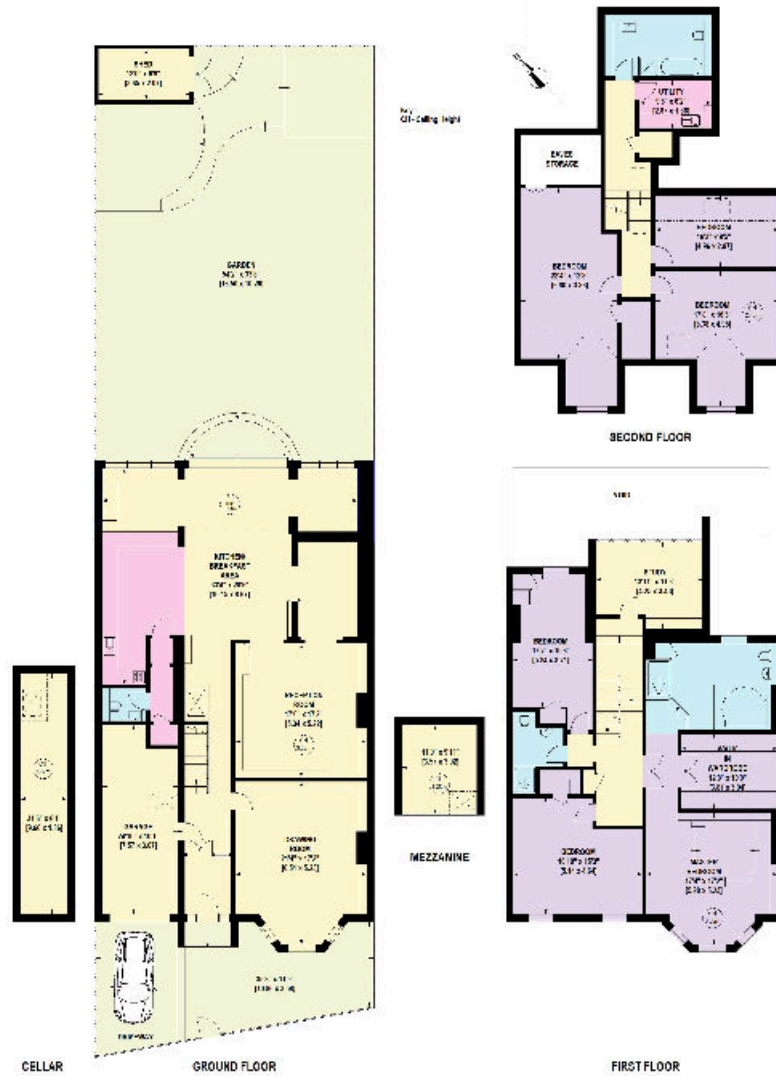
The green spaces of Wandsworth Common are also nearby, along with the bustling Northcote Road and the charming Bellevue Road. Nearby transport links are from Balham Station (Northern and Overground) and Clapham South tube station (Northern) as well as Wandsworth Common station too. The area further benefits from an excellent selection of schools including Holy Ghost Primary School, Oliver House, Hornsby House and Broomwood Hall



Alderbrook Road is a popular residential road close to the open expanses of Clapham Common and the excellent selection of restaurants, bars and shops in Balham.







Alderbrook Road, SW12

Approximate Gross Internal Area :	801.84 Sq. metres
(Including Eaves Storage, Mezzanine & Void)	5403 Sq. feet
Eaves Storage :	6.22 Sq. metres
	67 Sq. feet
Mezzanine :	10.68 Sq. metres
	115 Sq. feet
Void :	31.96 Sq. metres
	344 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.

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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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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