

Clapham Common West Side SW4

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# Clapham Common West Side SW4

A double-fronted, semi-detached seven bedroom house that has been renovated to exacting standards and provides substantial living and entertaining space.

This stunning family home, set back from the road with a smart front garden, benefits from a south-facing rear garden, a separate garage and a driveway.

## Location

Situated on Clapham Common West Side, the property enjoys enviable views over the Common and is close to the shops, bars and restaurants of Northcote Road.

Transport links are excellent with nearby Clapham Junction Overland and Clapham South Underground. There are a number of popular state and independent schools nearby, subject to catchment and entrance each year.



**Guide price:** £5,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H



## Clapham Common West Side, Wandsworth SW4

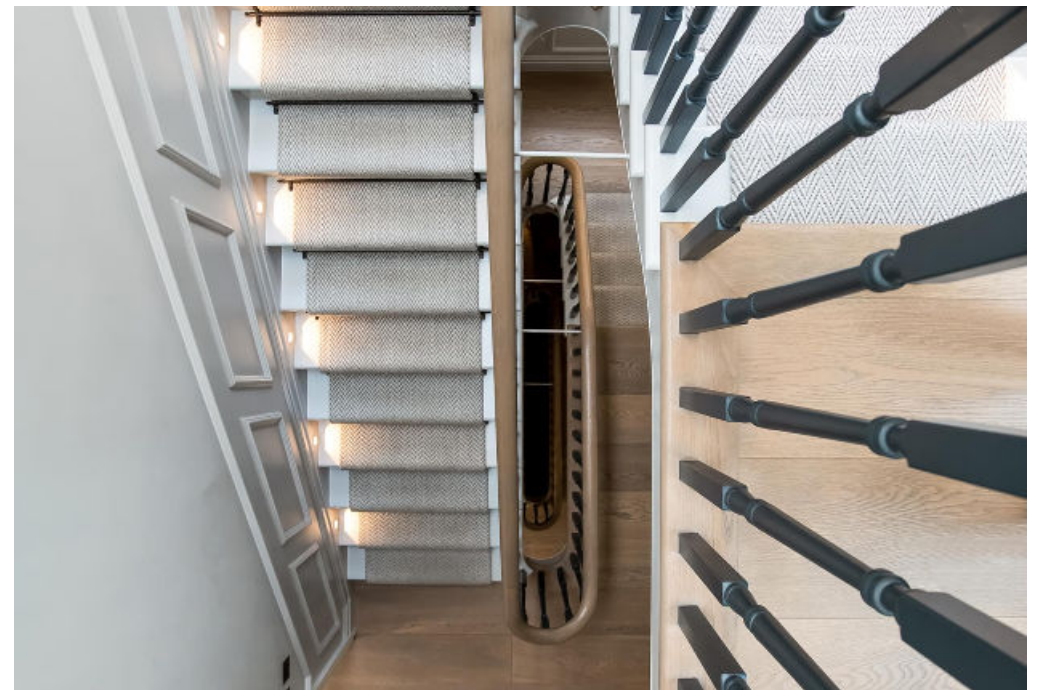
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The current owners completed an extensive renovation of over more than two years to create a relaxing, comfortable and luxurious family home. During the renovation, the entire house was taken down, except the front facade, a new basement dug out as well as new floors built with a redesigned layout. In addition, the garage was renovated and expanded with a workshed built to the rear.

The brief for the architect was to maximise light throughout the house, strike a good balance of well-proportioned rooms and ensure optimal storage. Following the refurbishment, the house features seven bedrooms (of which one currently serves as a gym), six bathrooms (of which five ensuite), two WCs, two offices, two family areas, a formal room, a large open plan kitchen, a playroom, wine room and a separate staff kitchen. The house features ample storage including a cloakroom on the ground floor and spacious eaves on the top floor. Related to storage, the house has offstreet parking for up to three cars and the garage sufficiently large to allow for bikes, BBQ etc.

As would be expected of a house of this standard, the property has been installed with all modern amenities including underfloor heating, air conditioning, CCTV, electrics and fibre throughout.

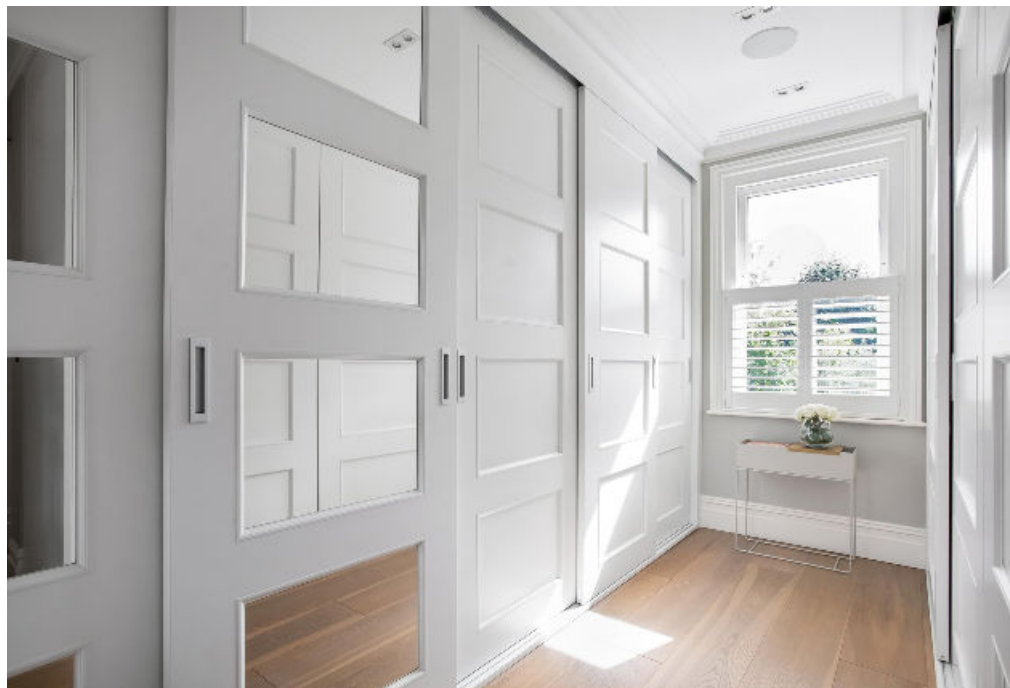
















This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

### Clapham Common West Side, SW4

TOTAL APPROX. GROSS INTERNAL AREA \*  
5517 Sq Ft - 512.53 Sq M  
(Including Eaves, Garage & Shed)

Garage/ Shed Area  
426 Sq Ft - 39.58 Sq M

Eaves Storage Area  
188 Sq Ft - 17.47 Sq M

APPROX. GROSS INTERNAL AREA \*  
5328 Sq Ft - 495.06 Sq M  
(Excluding Eaves, Including Garage & Shed)



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Particulars dated September 2023. Photographs and videos dated September 2023.

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