



GASKARTH ROAD

London SW12



GASKARTH ROAD, LONDON SW12

A beautifully executed period family home close to Clapham South
and Clapham Common.



4-5



4-5



1-2

EPC

E

Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide Price: £1,850,000



Significantly upgraded and extended by the current owners, this well-balanced family home offers light and bright accommodation across three floors measuring approximately 2,034 sq ft.

The welcoming entrance hall provides access to a double reception room, bay-fronted and filled with plenty of natural light. Parquet flooring runs underfoot and continues throughout the entire ground floor and sliding Crittal doors allow you to close off this space if required whilst benefitting from further natural light. Along the hall and at the rear of the house is the open-plan kitchen/dining room - south-facing and flooded in natural light via bi-folding doors and a large window above, this space is the heart of this home.







The kitchen is well-equipped with a range of wall and base units, central island with breakfast bar, solid stone worksurfaces and integrated appliances including induction hob and wine cooler. Beyond the kitchen is a generous seating area, perfect for family entertaining and the current owners have installed bespoke cabinetry to provide further storage and TV surround. Completing the ground floor accommodation is a useful utility/pantry off the kitchen and WC accessed from the hall.

Stairs rise to the first floor with the bay-fronted principal suite at the front elevation, generous in scale with extensive in-built storage and luxury four-piece bathroom suite. At the rear, a guest bedroom is served by a separate shower room. There are two further bedrooms and two bathrooms on the top floor and a useful study with access to eaves storage.

Externally the property enjoys a low-maintenance south-facing garden which enjoys sun throughout much of the day. Accessed from the kitchen/dining room with bi-folding doors, perfect for entertaining and al fresco dining.



LOCATION DESCRIPTION

Gaskarth Road is ideally positioned to enjoy the vibrant lifestyle of south-west London. The property is moments from the open green spaces of Clapham Common offering an abundance of leisure and recreational opportunities.

The area is renowned for its excellent local amenities, including the boutiques, cafés and restaurants of Balham and the ever-popular Abbeville Road. Transport links are exceptional with Clapham South Underground (Northern Line) just moments away. Families are particularly well served by a wide range of highly regarded local schools, including Holy Ghost Primary School, Hornsby House, Oliver House and Broomwood Hall.







Gaskarth Road, London, SW12

Approximate Gross Internal Area = 1877 sq ft / 174.4 sq m

Basement = 91 sq ft / 8.5 sq m

Reduced Headroom / Eaves = 66 sq ft / 6.1 sq m

Total = 2034 sq ft / 189.0 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1248930)

Approximate Gross Internal Area = 189 sq m / 2034 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Troy Budd
+44 7483144763
Troy.Budd@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.