



### GASKARTH ROAD

London SW12



## GASKARTH ROAD, LONDON SW12

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



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.

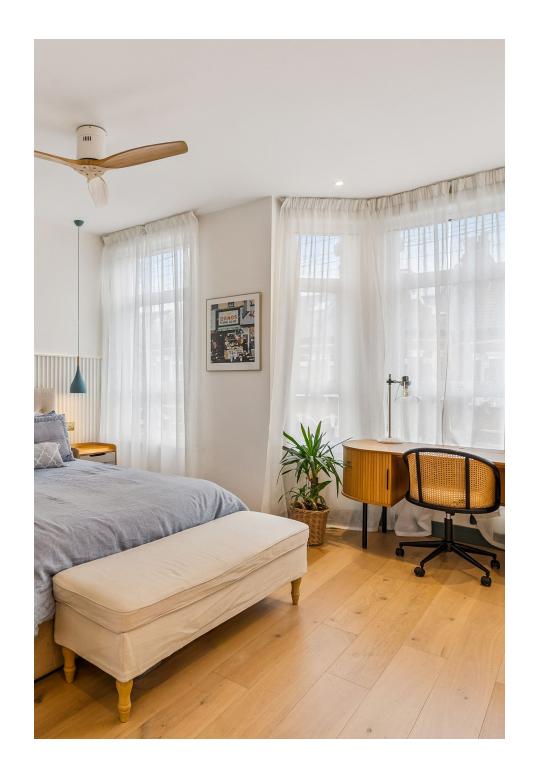
Externally the property enjoys a low-maintenance south-facing garden which enjoys sun throughout much of the day. Accessed from the kitchen/dining room with bifolding doors, perfect for entertaining and all fresco dining.



#### 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)

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.

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