



LILLIESHALL ROAD
Clapham SW4



LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

A handsome Victorian home on one of Clapham's premier roads, complete with a large south-facing garden and an abundance of flexible living and entertaining space.



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Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide price: £2,750,000



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This charming family home has been finished to exacting standards, offering a perfect blend of contemporary style and characterful period features.

Set back from the road, this exceptional Victorian terraced house boasts 2,726 sq ft of versatile living and entertaining space, arranged over five floors, along with a beautifully landscaped south-facing garden.

Upon entering via the raised ground floor, you are welcomed by a wide hallway leading into an impressive double reception room. This elegant space features herringbone walnut flooring, a charming floor-to-ceiling bay window to the front, a Juliet balcony to the rear, and two original fireplaces.







A MASTERPIECE IN MODERN DESIGN

The lower ground floor is predominantly occupied by the striking open-plan kitchen and dining room, which is bathed in natural light through a large bay window at the front and French doors at the rear. The Modulnova kitchen is equipped with a range of sleek units, integrated Miele appliances, a spacious central island, and a separate larder/utility room. The French doors open onto a paved patio, leading to a generous south-facing lawn—an ideal setting for alfresco dining during the warmer months. The first floor is dedicated to the luxurious primary bedroom suite, which includes a dressing area and an en-suite bathroom featuring a walk-in shower, a bathtub, and dual sinks. A separate study, with a sash window overlooking the rear gardens, completes this level. On the second floor, there are three further well-proportioned bedrooms, two of which offer extensive built-in storage, along with two stylish contemporary family bathrooms.

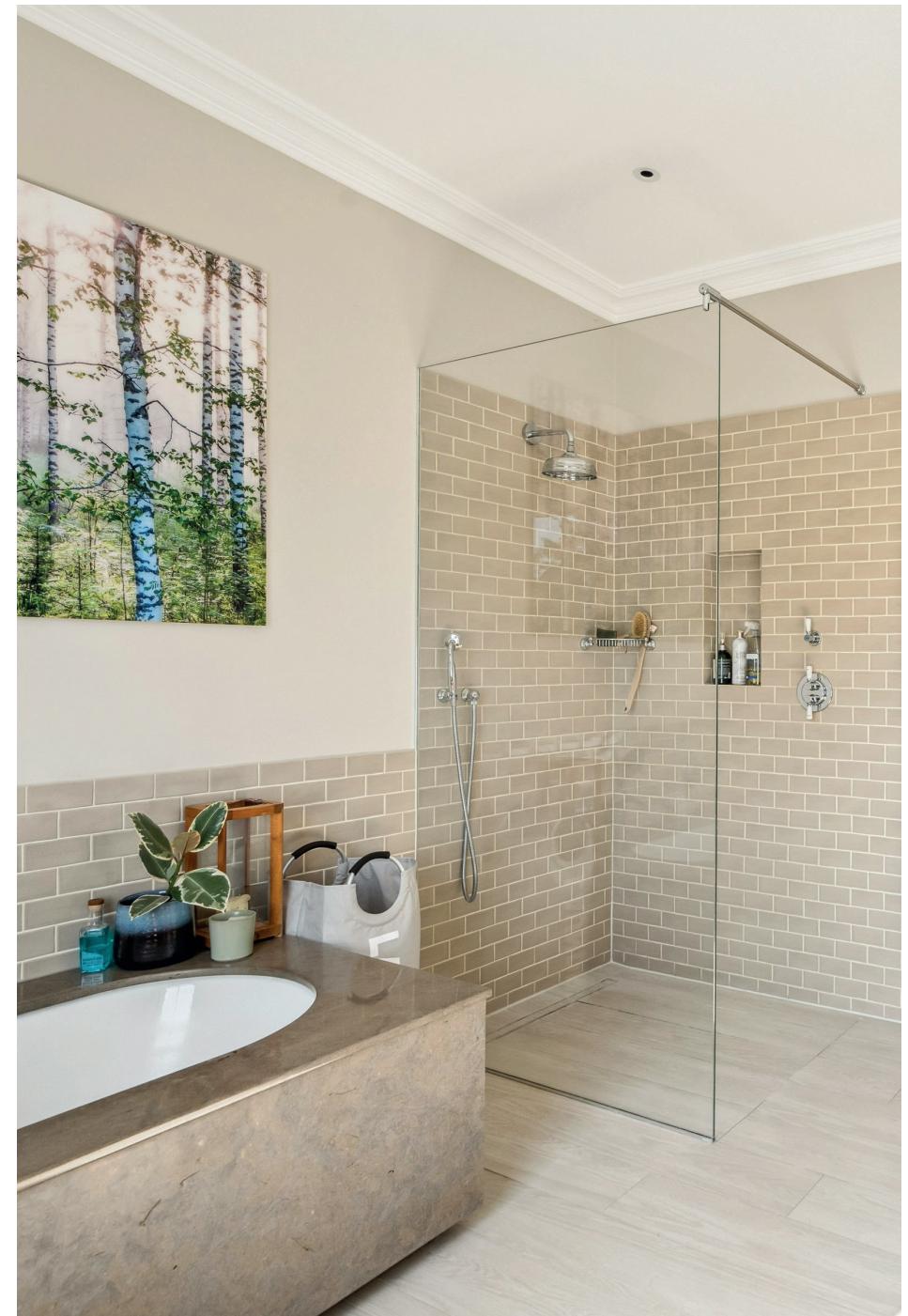
Presented in impeccable condition with thoughtful upgrades throughout, this exceptional home is just moments from the expansive green spaces of Clapham Common. It is also close to some of the area's finest cafes, bars, and restaurants, including the prestigious Triple Rosette-awarded Trinity Restaurant.



THE BEST OF LONDON AT YOUR DOORSTEP

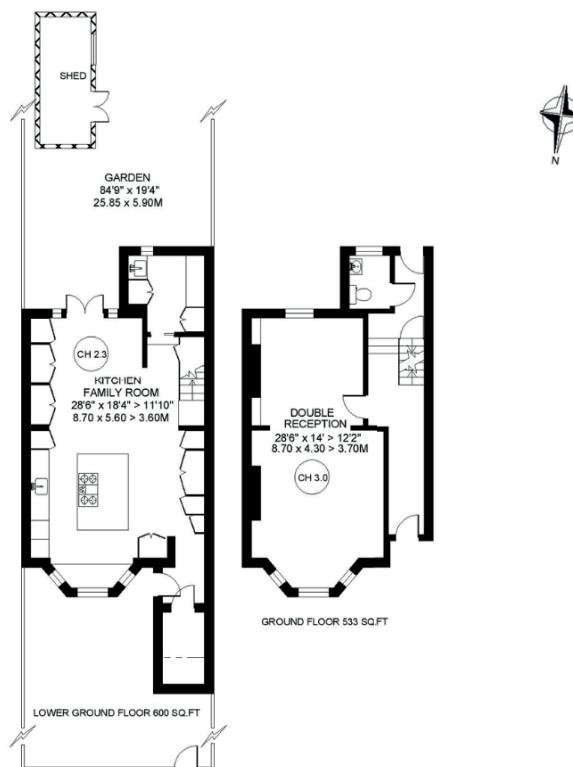
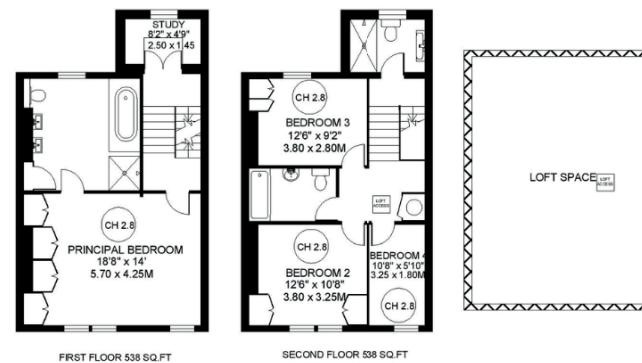
Lillieshall Road is a quiet residential road located in the heart of Clapham Old Town conservation area. It is near to the wonderful facilities and green open spaces of Clapham Common which is approximately 0.3 miles away. There is an excellent selection of local shops, cafes and restaurants in the area. Transport connections are good, with Clapham Common underground station providing Northern line services into The City and West End.

The area is also well connected by a number of good bus routes. The area is renowned for its excellent selection of local schools in both the state and private sector, for example Eaton House and Macaulay Primary school.









Approximate Gross Internal Area = 205.2 sq m / 2209 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.

Jack Gravestock
020 3667 6751
jack.gravestock@knightfrank.com

Knight Frank Battersea
Unit C1 Vista, 346 Queenstown Road
London SW11 8BY

knightfrank.co.uk

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