Knight Frank



CLAPHAM ROAD

London, SW9



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LONDON SW9

An impressive townhouse set over five floors in an ideal location

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Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,595,000



A SPACIOUS, FAMILY HOME WITH PERIOD FEAUTURES

Spanning five storeys and over 3,200 sq ft, this impressive family home offers spacious living in a superb location. A charming north-facing front garden welcomes you into a bright hallway, leading to a reception and dining room. The lower ground floor features a well-equipped kitchen with ample storage and access to two large vaults, while a second reception room opens onto a private rear garden.

The first floor includes a double bedroom and a bright third reception room with doors to a balcony. Above are four further double bedrooms, all with en-suites and built-in wardrobes. The principal bedroom is situated on the third floor.













Lower Ground Floor
Approximate Area = 59.3 sq m / 638 sq ft
(Excluding Vaults)
Including Limited Use Area
(9.4 sq m / 101 sq ft)

Raised Ground Floor
Approximate Area = 60.4 sq m / 650 sq ft

First Floor
Approximate Area = 62.0 sq m / 667 sq ft

Second Floor
Approximate Area = 57.7 sq m / 621 sq ft
Including Limited Use Area
(1.3 sq m / 14 sq ft)

Third Floor
Approximate Area = 58.6 sq m / 631 sq ft

(Including Basement / Loft Room)
Approximate Gross Internal Area = 297.94 sq m / 3,207 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.

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Your partners in property

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