

FOR SALE





The house is approached through a smart front garden and has agreed shared use of the adjacent side passage which leads to the rear garden (great for bikes, gardening etc.). Once inside there is a beautiful Victorian-tiled hallway and an elegant double reception room, with high ceilings, large bay window, working fireplace and built-in cupboards. To the rear is an extended kitchen/family room, architect-designed and built by The Pike Practice, which is fitted with high-quality kitchen units, stone worktops, a large central island and has glass folding doors onto the garden. This delightful rear outside space backs onto the large gardens of Clapham Common West Side, giving a lovely private feel and outlook.

The upper floors provide an extremely good layout with a first-floor master suite comprising full-width front bedroom, walk-through dressing room and en suite bath/shower room. There are four further bedrooms, a family bathroom and shower room. Additional conveniences include a good cellar and downstairs WC.

The property's precise position is leafy, quiet and enviably close to the green spaces and recreational facilities of Clapham Common where West Side becomes a cul-de-sac. It remains convenient for transport from Clapham South tube (Northern Line) which is about half a mile away and offers direct frequent services to The City and West End. Northcote Road's fashionable shops, bars and restaurants are close by as are a number of highly regarded private and state schools for all ages.



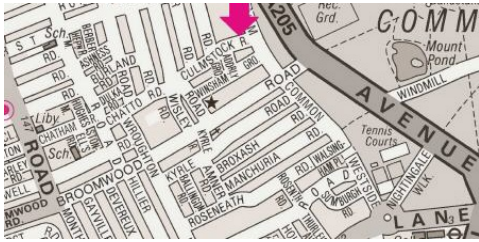
Culmstock Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- End of Terrace
- Double Reception
- Extended Kitchen
- Decked Garden
- Cellar
- Master Suite
- 5 Bedrooms
- 3 Bathrooms
- Generous Storage
- 2109 Sq Ft / 195.8 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (92-100)	A (92-100)	A (92-100)	A (92-100)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (21-38)	F (21-38)	F (21-38)	F (21-38)
G (1-20)	G (1-20)	G (1-20)	G (1-20)

Energy Efficiency Rating: **76** (Current), **49** (Potential)

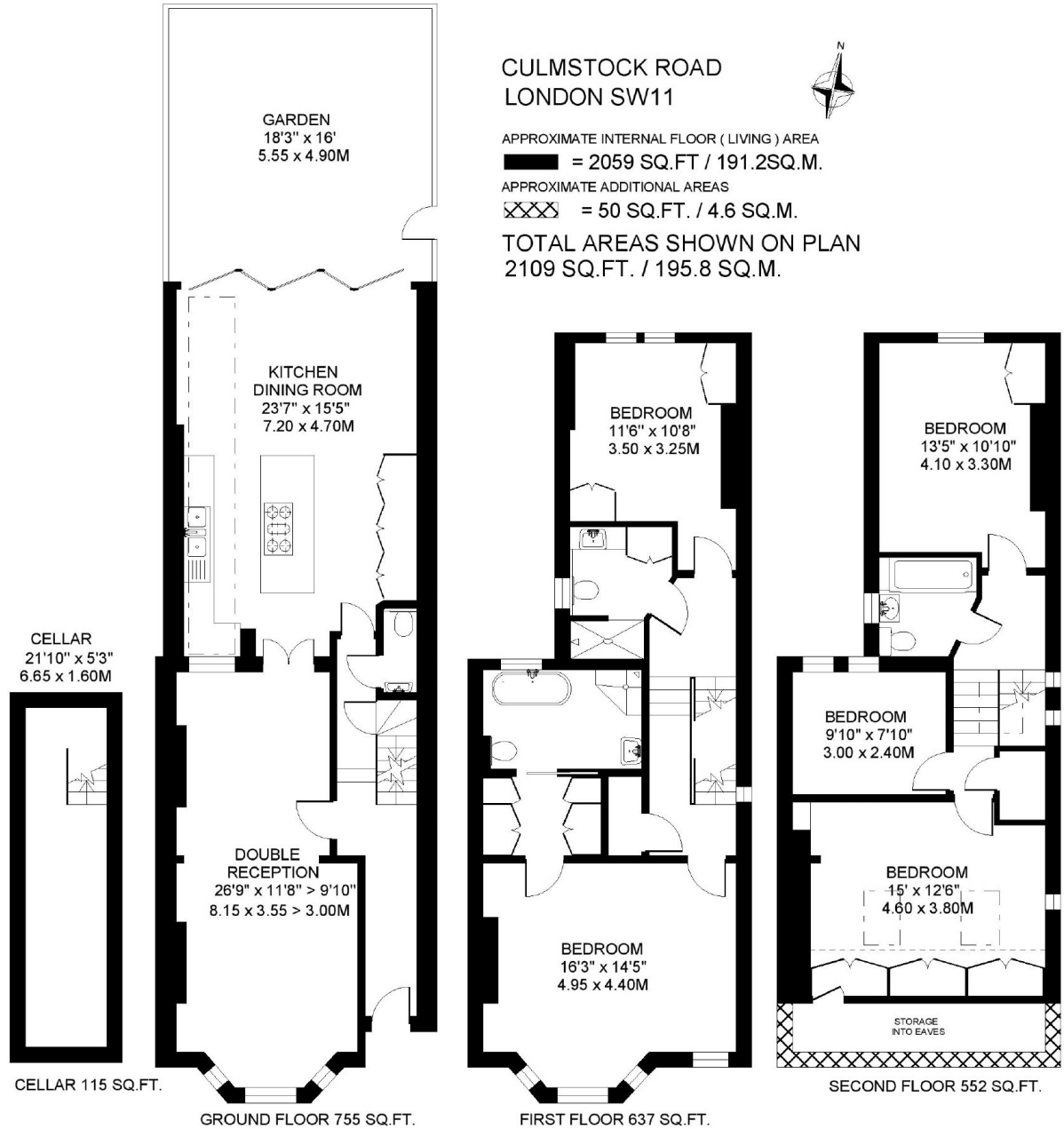
Environmental Impact (CO₂) Rating: **69** (Current), **39** (Potential)

England & Wales EU Directive 2002/91/EC

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