



Longbeach Road
SW11

CHESTERTONS





An exceptional four-bedroom family home on Longbeach Road, situated a short distance from Clapham Common.

On the ground floor you will find a lovely double reception room with plenty of period features, including original stain glass windows and two working fireplaces. At the rear of the property there is a tastefully designed kitchen/ dining room, with bifold doors leading out onto the west facing garden.

Upstairs you will find the principle bedroom, with a large ensuite, built in wardrobes and original working fireplace. A second bedroom with accompanying shower room and a third bedroom with an adjoining loo. At the top of the house, the loft has been converted to provide an incredibly spacious fourth bedroom. Leading off the bedroom is a west facing terrace, reinforced to accommodate the weight of a hot tub.

The house has plenty of storage with a 109 sqft basement and a further 45 sqft of eave storage.

Longbeach Road is a residential street set to the North West of Clapham Common, ideally located for access to the shops, cafes and restaurants located on Battersea Rise, Northcote Road and St John's Hill as well as the fantastic open green spaces of Clapham Common and Wandsworth Common.

For transport, Clapham Common Underground Station (Northern Line) offers services into the City and West End and Clapham Junction Station mainline also provides services into London Victoria and London Waterloo. An additional benefit is the proximity from an excellent selection of highly regarded local schools and nurseries all within easy walking distance.

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen Dining Room
- Garden
- Terrace

Offers in excess of
£1,675,000

Energy Efficiency Rating		Current	Potential
90-100	A		82
81-89	B		
72-80	C	70	
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Freehold

Local Authority: Wandsworth

Council Tax Band: F

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Approximate Gross Internal Area
172.73 SQ.M / 1859 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE 4.18 SQ.M / 45 SQ.FT
INCLUSIVE TOTAL AREA 176.91 SQ.M / 1904 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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