



Stirling Road
Clapham, SW9

CHESTERTONS





Chestertons has the pleasure of introducing to the market an newly renovated and beautifully presented Victorian terraced family home.

The property has been fully extended and renovated creating over 2,000 Sq. Ft. of living and entertaining space with a high specification finish, combining period features and tasteful modern decor. To the front of the property is an elegant double reception room with parquet wooden floors, a feature gas fireplace, and an impressive dining area. An opening from the reception room adds to the open plan feel of this house, where you are met with a fully extended contemporary kitchen flooded with natural light. The kitchen features integrated appliances, underfloor heating and bi-fold doors out onto a well maintained garden. Arranged over the first floor is a principle bedroom with a walk in wardrobe and en-suite bathroom which features a double sink vanity unit. A further double bedroom and a modern bathroom. On the top floor are two double bedrooms, a family bathroom with a roll top bath and eaves storage. There is a fully landscaped private garden to the rear of the property which benefits from raised beds and refined planting. The cellar has been converted into a practical utility room and a wet room.

The property is ideally located on a prime residential road in Clapham North, only a few minutes' walk from the underground stations of Clapham Common, Clapham North and Stockwell (Victoria Line). The abundance of cafes, restaurants and shops local to Clapham Common and Clapham Old Town are close by, as are the green open spaces of Clapham Common.

- Newly renovated Victorian terraced family house
- Four double bedrooms
- Fully extended creating over 2,000 Sq. Ft. of living and entertaining space
- High specification finish combining period features and tasteful modern décor
- Contemporary kitchen with integrated appliances
- Bi-fold doors out onto a well maintained garden
- Underfloor heating

- Parquet flooring
- Cellar utility and wet room
- Elegant double reception room with space for dining
- Three bathrooms two of which have a roll top baths
- Ideally located on a prime residential street in Clapham North
- Only a few minutes' walk from the underground stations of Clapham Common, Clapham North and Stockwell (Victoria Line)
- Near the abundance of cafes, restaurants and shops local to Clapham Common and Clapham Old Town
- Moments from the green open spaces of Clapham Common

Guide Price

£1,450,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(95-100) A		
(81-95) B		
(69-81) C		76
(55-69) D	55	
(39-55) E		
(21-39) F		
(1-21) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold

Local Authority: Lambeth

Council Tax Band: F

Chestertons Battersea & Clapham Sales

6 Battersea Rise

London

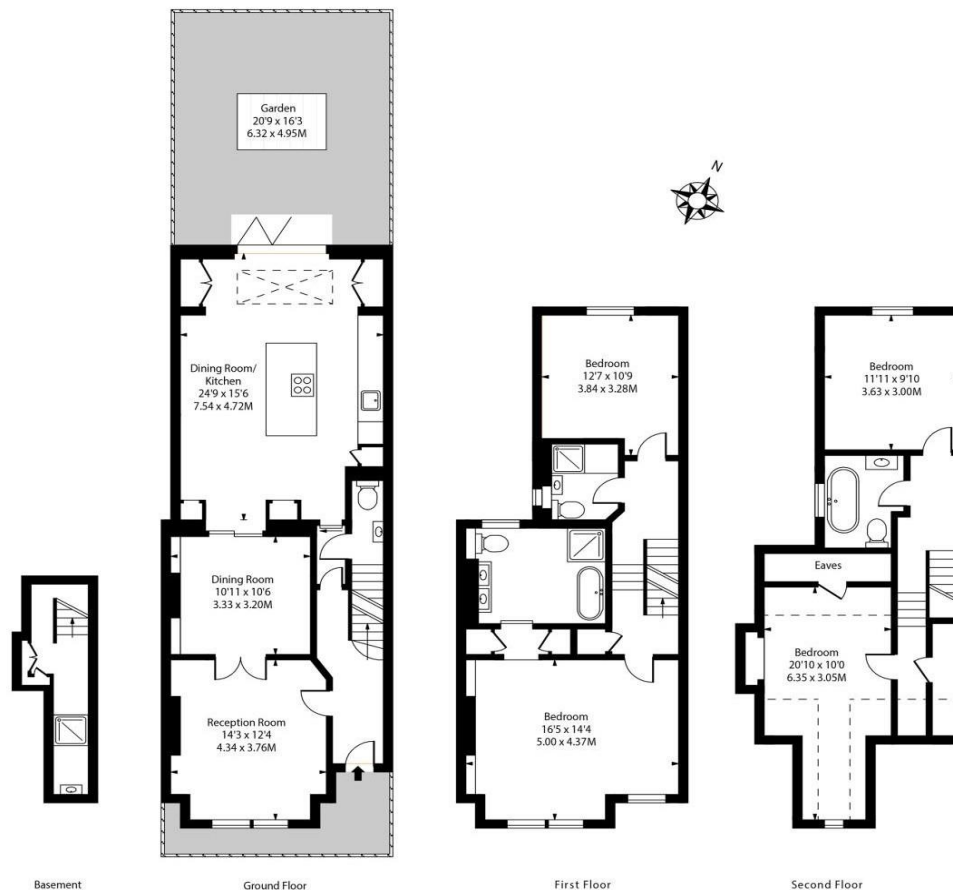
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Approx Gross Internal Area 2011 Sq Ft - 186.82 Sq M

(Includes Limited Use Area and Eaves - 147 Sq Ft)

Drawn in accordance with IPMS 2: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49283



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