

No.  
44

Alfriston Road







# A Landmark New Home

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Introducing a stunning new-build, five-bedroom family home that redefines modern living.

Nestled between Clapham and Wandsworth Common, every inch of this magnificent property, spanning 2,909 sq ft (including Studio), reflects impeccable attention to detail, blending state-of-the-art design with refined elegance.

From the generous spaces filled with luxury interiors to the soaring high ceilings and bespoke finishes, each element has been meticulously crafted to create an unparalleled living experience in this extraordinary new family home.





Family Room

The ground floor unfolds into an open-plan design, seamlessly integrating dining, kitchen and living areas to create the ideal setting for both entertaining and enjoying quality family time.





At the heart of the space is the state-of-the-art Poliform kitchen, distinguished by striking floating glass cabinets above the kitchen island and featuring a Fisher and Paykel American-style fridge freezer, and a Quooker water tap.















## Reception Room

Downstairs, on the lower ground floor, a sanctuary of light and space awaits. High ceilings and a generous lightwell invite the sun, illuminating the expansive 37ft reception room. This versatile area, equipped with ceiling-mounted speakers, can transform into a home cinema, deluxe gym, or expansive playroom, adapting to your lifestyle needs and providing a beautiful backdrop to your everyday activity.





The lower ground floor is also home to the guest suite. The self-contained space features an en suite shower room and a fully equipped Poliform kitchenette with Siemens appliances. With everything you need this is the ideal space for guests or a nanny flat, combining functionality and comfort.



## Bedroom Space

Upstairs on the first floor, the expansive principal suite is a haven of tranquillity, with a rear glass wall filling the room with natural light, a lavish Poliform wardrobe dressing area, and an opulent en suite bathroom.











The three further bedrooms spread across the first and second floors echo the principal suite's blend of comfort and elegance. Each bedroom is a private sanctuary, meticulously designed to offer the ultimate in comfort and style. From the plush carpets underfoot to the subtle yet luxurious finishes, every element in these bedroom spaces is finished with the same attention to detail and quality that characterises this exceptional property.







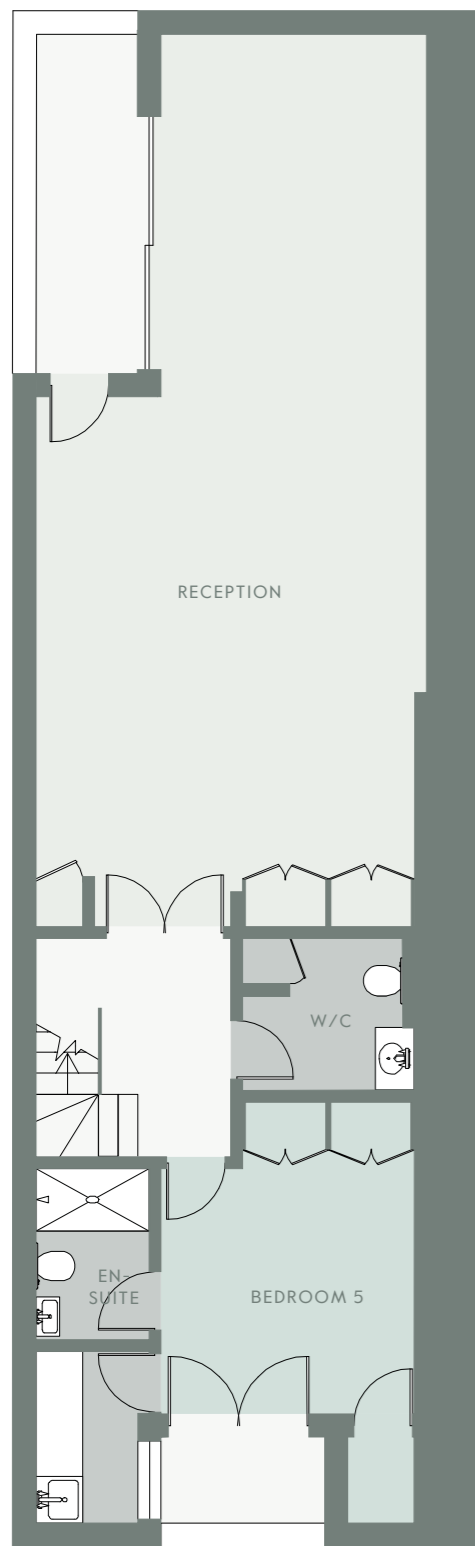




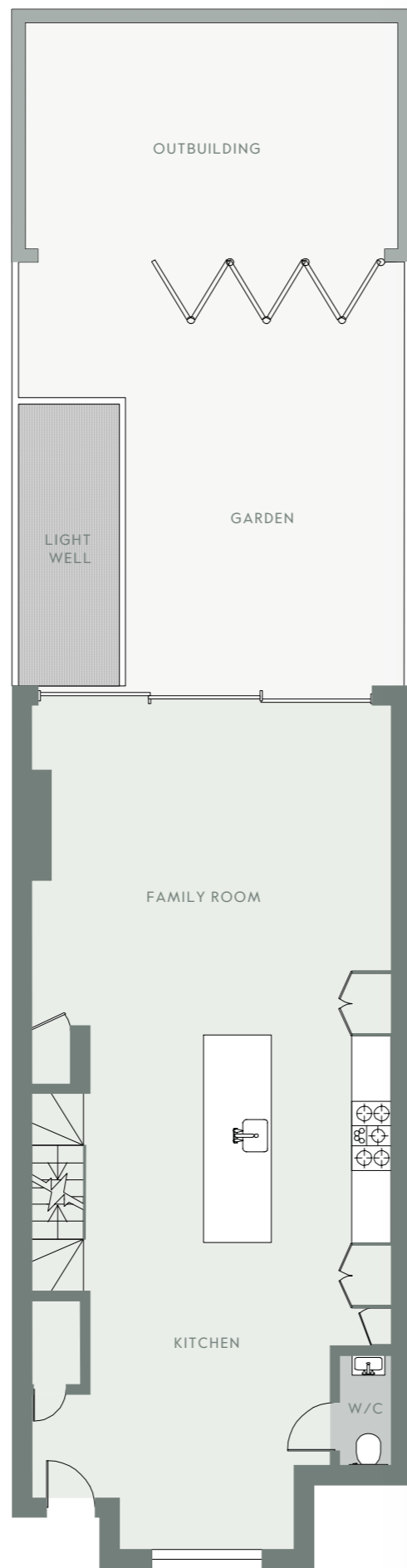




Floor Plans



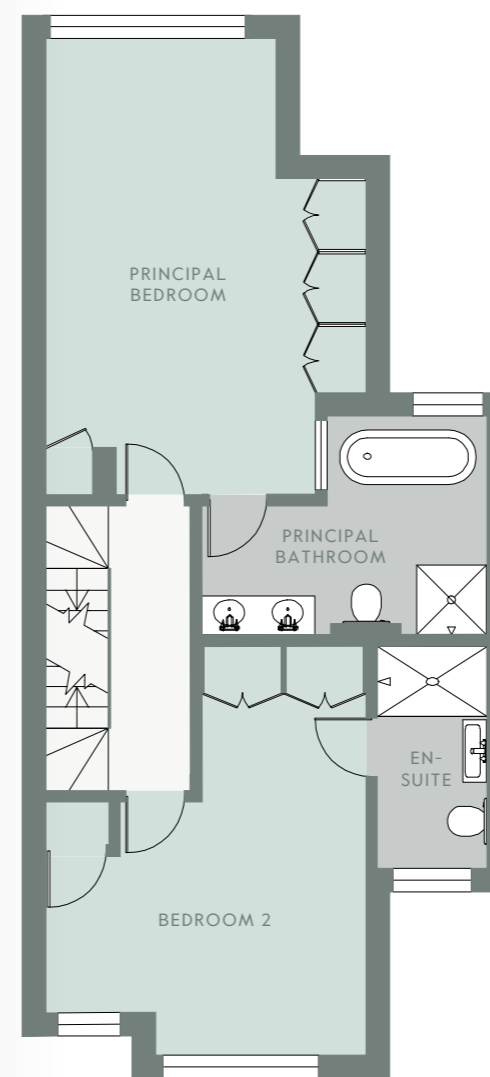
Lower Ground Floor  
890 sq ft



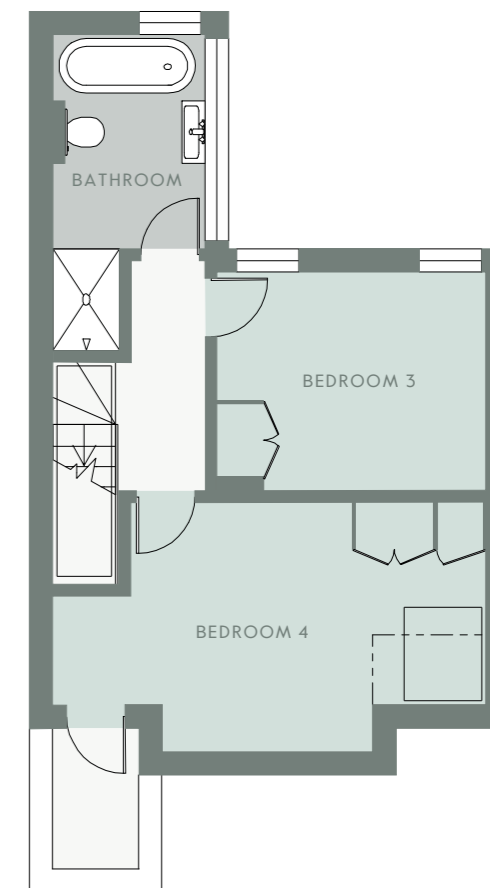
Ground Floor  
747 sq ft

Total area shown on plan  
2,909 sq ft (270.3 sq m)

Gross internal area (approx.):  
2,692 sq ft (250.1 sq m)  
Plus Studio 217 sq ft (20.2 sq m)  
For identification purpose only. Not to scale.



First Floor  
642 sq ft



Second Floor  
413 sq ft







## Where city meets serenity

Situated in the heart of one of London's most desirable neighbourhoods, this exquisite home is nestled between the scenic expanses of Clapham and Wandsworth Commons.

Alfriston Road, a peaceful yet connected locale, offers the best of both worlds – the serenity of suburban living and the convenience of city life. Just moments away, the vibrant Northcote Road buzzes with an array of shops and restaurants, serving up local charm and culinary excellence. Meanwhile, the sprawling greenery of the Commons nearby is ideal for outdoor activities, whether that's a morning jog, a dog walk, a game of football or a family picnic.

The area boasts an excellent selection of both state and private schools, making it an ideal choice for families, and for those commuting to the city, Clapham Junction provides quick and easy access to both Victoria and Waterloo.

This location truly offers an unparalleled blend of community, comfort, and convenience.





## Developer

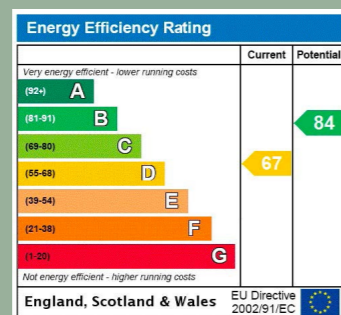
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