



Clavering Place, Nightingale Triangle SW12

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# Clavering Place, Nightingale Triangle SW12

This stunning five-bedroom family home offers nearly 3,500 sq ft of luxurious, lateral living space, complemented by off-street parking for two cars in an exclusive, modern gated development just moments from Clapham Common.



**Guide price:** £2,600,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** H

Built in 2011, Clavering Place is a prestigious gated community of ten family residences, set around a charming, cobbled mews. The property occupies a broad 54 ft wide plot, providing versatile and expansive accommodation, perfect for family living.

Upon entering, you're welcomed by a spacious hallway with a central staircase leading through the home. To the right, a generous kitchen/dining room features a sleek, contemporary design with integrated appliances, stone composite work surfaces, and a central island with a breakfast bar. This space is ideal for dining and entertaining, with French doors that open directly onto the private garden. A separate utility room offers convenient access to the garage, and a guest WC is also located on this level.

The first floor is dedicated entirely to living and entertaining, with a large central landing. On one side, a beautiful double-aspect reception room floods with natural light, while glazed doors open to a more informal reception room on the opposite side. This room leads to a spacious study at the front, complete with bespoke shelving, storage, and a built-in workstation. There is an additional WC on this level also.

The upper floors house five well-appointed bedrooms, including a magnificent principal suite on the first floor, featuring a walk-in dressing room and a luxurious en-suite bathroom with a bath and a separate glass-enclosed shower. Two additional double bedrooms on this floor come with fitted wardrobes and share a stylish family bathroom. The top floor offers two further generous en-suite double bedrooms, with the larger one boasting access to a west-facing balcony that provides lovely rooftop views across Wandsworth.

The rear of the property features a secluded private garden with a paved patio accessible from the kitchen, raised planters, an Easi grass lawn, and a hot tub. There is also convenient gated side access to the front mews.

In addition to off-street parking for two cars, the property includes an integral garage and a charger for electric vehicles.



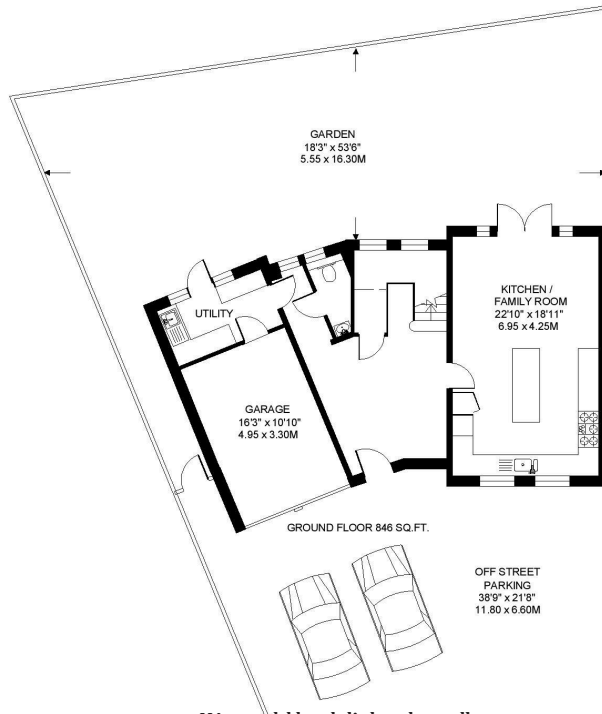




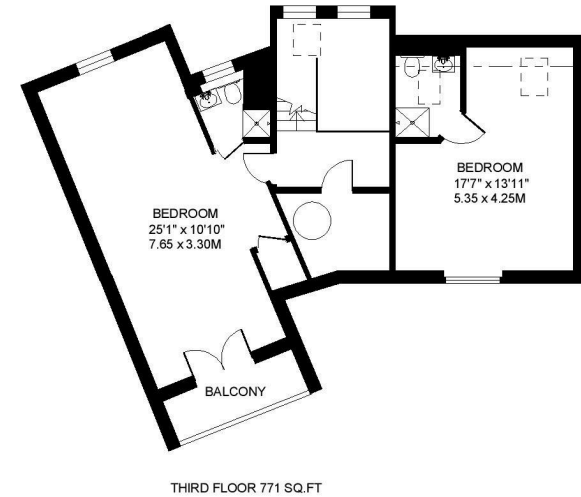
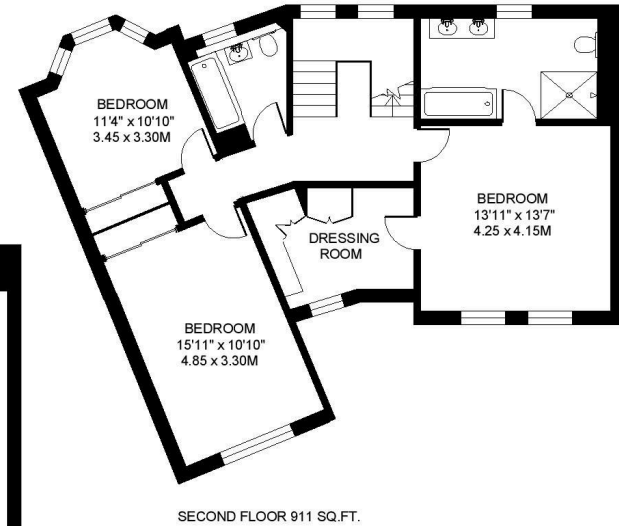
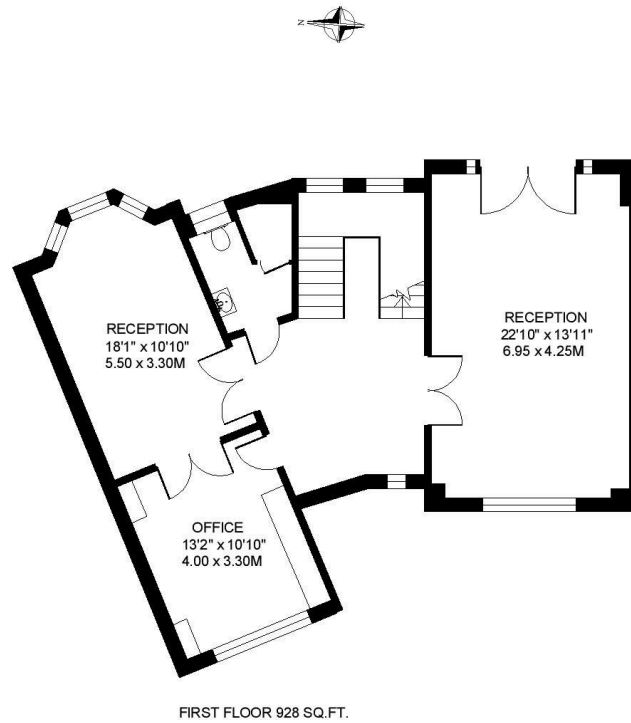
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**Approximate Gross Internal Floor Area  
3,456 sq ft / 321 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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