



Crescent Grove, Clapham SW4



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An exceptional opportunity awaits with this exquisite residence nestled within the prestigious Georgian Crescent of Crescent Grove; a hidden gem meticulously laid out by Francis Child in 1824.

Featuring a prime location near Clapham Common, this distinguished townhouse offers a rare blend of historical charm and modern luxury.



**Guide price:** £3,719,000

**Tenure:** Available freehold

**Local authority:** London Borough of Lambeth

**Council tax band:** H



Spanning five impeccable floors, this end-of-terrace home has been thoughtfully designed to the highest standards. Upon entry, a grand hallway sets the stage, leading to a sophisticated dining room overlooking the south-facing garden, ideal for elegant gatherings. Across the hall, a spacious reception room awaits, adorned with lofty ceilings and abundant natural light.

The lower ground floor reveals a culinary haven with a fully equipped kitchen featuring sleek modern appliances, complemented by a convenient breakfast bar and access to a charming patio garden. Additionally, a second reception room and utility area with a cloakroom provide versatile spaces for relaxation and practicality.

Ascending to the first floor, the opulent principal bedroom suite captivates with its generous proportions, dual aspect views, and an indulgent en suite bathroom boasting double sinks, a walk-in shower, and a luxurious freestanding bath. An adjoining dressing room adds a touch of luxury and functionality. This level also offers a versatile bedroom or study, catering to various lifestyle needs.

The second floor hosts two well-appointed bedrooms adorned with built-in storage and a family bathroom. Continuing upwards, the third floor features an additional bedroom with an en suite shower room and a utility room, providing utmost convenience and privacy.

Imbued with timeless elegance and modern comforts, this captivating home offers unparalleled living and entertaining spaces. Further enhancing its appeal, residents enjoy access to the communal gardens of Crescent Grove, creating a tranquil retreat amidst urban sophistication. Presented with no onward chain and an off-street parking space, this is a great opportunity to make this distinguished house your own. Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property when speaking with us.







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**Approximate Gross Internal Floor Area**  
**3,380 sq ft / 314 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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Particulars dated 27/03/2024. Photographs and videos dated 27/03/2024.

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