



Crescent Grove
Clapham, SW4

CHESTERTONS





Chestertons South West Prime department has enormous pleasure introducing to the market a beautifully presented Grade II listed Regency family home, set within a private Crescent just off Clapham Common. This elegant property was fully restored in 2018, has accommodation extending to 3,380 Sq. Ft, spectacular entertaining space and is finished to an extremely high specification throughout maintaining the exceptional Georgian style features.

The ground floor accommodation consists of a grand, welcoming entrance hall with Georgian style tiling and high ceilings. To the front of the house is an impressive reception room with parquet wooden flooring and overlooks the green spaces of the communal gardens and private rear garden. There is a spacious dining room with beautifully detailed cornicing, wooden parquet flooring and double doors out onto the well-maintained garden. The ground floor also benefits from underfloor heating and an incredibly unique dumbwaiter system which is perfect for entertaining. Arranged over the lower ground floor is the thoughtfully designed and well-appointed kitchen which features stone worksurfaces, Smeg appliances and double doors out to a patio garden. Additionally there is a practical utility room, WC and media room.

The first floor comprises, a study/bedroom, an expansive principle bedroom with access to a 'Jack and Jill' style dressing room, a stylish en-suite bathroom and views over the stunning communal gardens on the Crescent.

The second and third floors feature three further bedrooms, a luxury family bathroom with a roll top bath and shower, an additional en-suite bathroom and an useful airing cupboard.

To the rear of the property is a south facing well maintained garden with a raised decking area, storage, a sunny patio with raised flower beds and gated off street parking which is accessed from Crescent Lane.

- An exceptional Grade II listed family home
- Set within a private estate with beautifully maintained communal gardens
- Immaculately presented throughout with period architecture
- Well balanced accommodation extending to 3380 Sq. Ft.
- Spacious dining room with parquet flooring and access to a dumbwaiter, perfect for entertaining
- An elegant formal reception room with views over the communal gardens and rear garden

Asking Price £3,500,000

Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C		
63-71 D		
54-62 E		
45-53 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold

Service Charge: £800

Ground Rent: £0

Local Authority: Lambeth

Council Tax Band: H

Chestertons South West Prime Sales

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Crescent Grove, SW4



Approx Gross Internal Area **3380 Sq Ft - 314 Sq M**

Drawn in accordance with IPMS 2: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 43536



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