



Clapham Road, Oval, London SW9



Clapham Road, Oval SW9

Set over five storeys and boasting over 3,200 square feet of living space in this impressive family home. This stunning house offers the incoming purchaser an opportunity to secure an excellent house in a superb location.

At the front of the house is a lovely north facing front garden ideal for a morning coffee. Entering the property you are welcoming into a bright and spacious hallway. Leading off from the hallway is a homely reception and dining room. The kitchen is located on the lower ground floor with an abundance of storage and access to two large vaults. At the back of the house is the second reception room leading out to the secure back garden.



Guide price: £1,900,000

Tenure: Available freehold

Local authority: London Borough of Lambeth

Council tax band: G



A unique
townhouse set over
five floors.

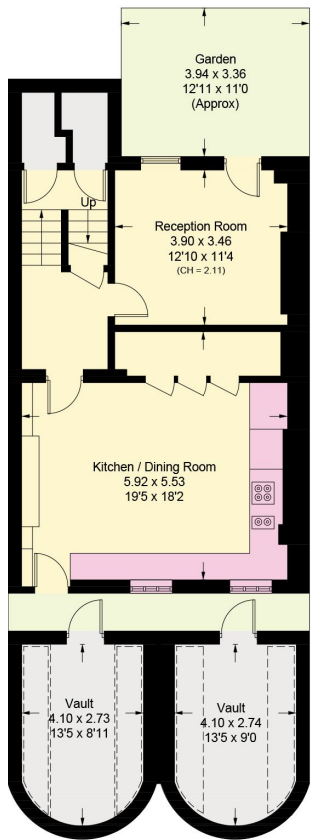


On the first floor is a large double bedroom and the third reception room with beautiful double doors leading out onto a balcony. This reception room is very bright and spacious. There are a further four double bedrooms on the floors about with their own en-suites and built in wardrobes. The principle bedroom is located on the third floor.

Location

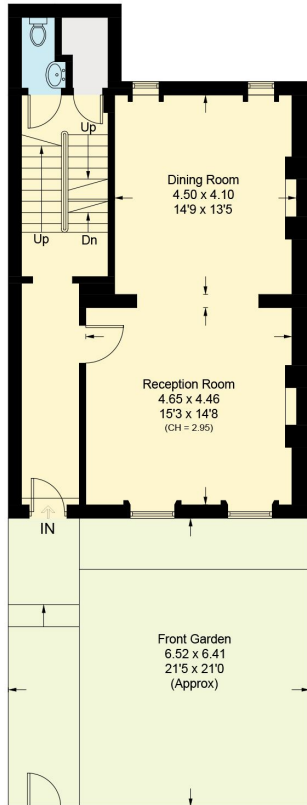
Situated within a few minutes walk of Oval tube and a 10 minutes walk to Vauxhall. Plenty of amenities are right on your doorstep with saturday farmers markets at Kenningotn Park, Thameswalk, Embassy Gardens, Oval Cricket Ground and St Marks church. Located on Clpaham Road, Oval Cricket Ground and Kenningotn Oark is a stone's throw away.





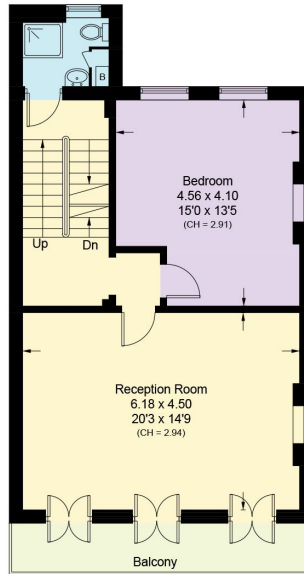
Lower Ground Floor

Approximate Area = 59.3 sq m / 638 sq ft
 (Excluding Vaults)
 Including Limited Use Area
 (9.4 sq m / 101 sq ft)



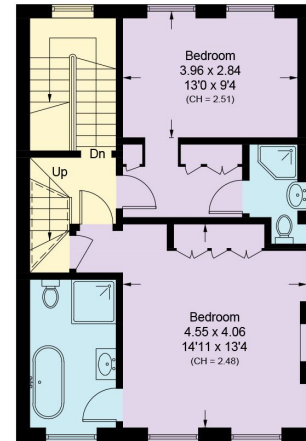
Raised Ground Floor

Approximate Area = 60.4 sq m / 650 sq ft



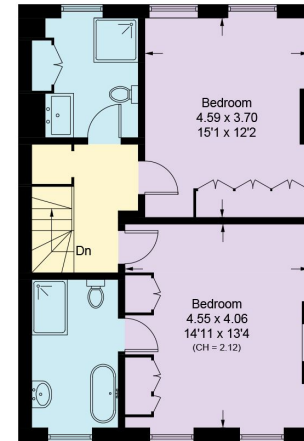
First Floor

Approximate Area = 62.0 sq m / 667 sq ft



Second Floor

Approximate Area = 57.7 sq m / 621 sq ft
 Including Limited Use Area
 (1.3 sq m / 14 sq ft)



Third Floor

Approximate Area = 58.6 sq m / 631 sq ft

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.

☐ = Reduce head height below 1.5m

Clapham Road, SW9

Approximate Area = 298.0 sq m / 3207 sq ft
 Vaults = 21.3 sq m / 229 sq ft
 Total = 319.3 sq m / 3436 sq ft
 Including Limited Use Area (10.7 sq m / 115 sq ft)



Knight Frank
Battersea & Riverside Sales

346 Queenstown Road
 London
 SW11 8BY

knightfrank.co.uk

We would be delighted to tell you more

Sian-Louise Tangney

020 3866 2938

sianlouise.tangney@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2023. Photographs and videos dated October 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.