



Fontarabia Road,
London SW11



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Welcome to Fontarabia Road, a charming road in the heart of London, where history meets modernity, creating a unique and vibrant atmosphere. Just off Clapham Common North Side. It is located near Eaton House, The Manor School, Parkgate, Belleville and Wix schools. Good transport links can be found at either Clapham Common underground (Northern Line) or Clapham Junction overground stations. The bars, shops and restaurants of Lavender Hill, Clapham Old Town, Battersea Rise and Northcote Road are all within walking distance and close by are the open spaces of Clapham Common. This delightful four bedroom family home seamlessly blends elegance with functionality across three well-appointed floors.



Guide price: £1,650,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F

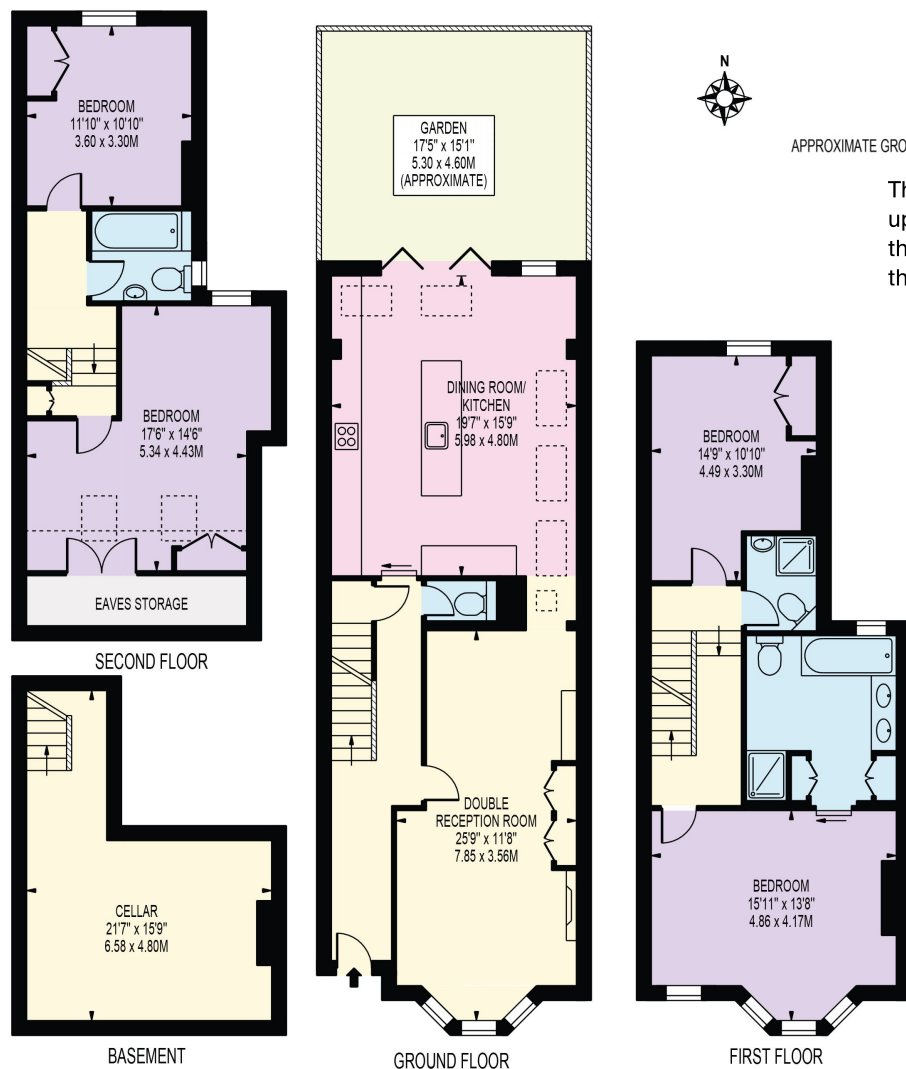


The ground floor offers a double reception room with high ceilings, wooden flooring, period features and a south facing bay window, allowing plenty of natural light and creating a warm and inviting atmosphere. The log burner provides extra warmth on cold winter evenings. The reception room leads through to the heart of the home. The modern kitchen, which has been extended to offer ample space for dining, is well equipped to meet your every need with fully integrated units, built-in appliances and a large island. Bi-folding doors lead out onto the rear garden, a perfect low-maintenance and child-friendly outdoor space where you can enjoy the summer months. The cellar on the floor below houses a washing machine and dryer and provides plenty of additional storage space.

On the upper floors you will find four double bedrooms and three bathrooms, with the master bedroom featuring an en suite bathroom with spacious walk-in shower, double basins, underfloor heating and walk through wardrobe. The large loft bedroom at the top of the house offers a bright and airy space, complete with Velux windows and air conditioning for the hotter weather.







FONTARABIA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2091 SQ FT - 194.28 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2001 SQ FT - 185.92 SQ M
(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: 90 SQ FT - 8.36 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.

Knight Frank
Battersea & Riverside Sales

346 Queenstown Road
London
SW11 8BY

knightfrank.co.uk

We would be delighted to tell you more

Sarah Bennett
020 3866 2924

sarah.bennett@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.

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