



ANDALUS ROAD

London, SW9







# ANDALUS ROAD LONDON, SW9

A gorgeous five bedroom family home with a west-facing garden,  
nestled in a quiet street in Clapham North.



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Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

Asking price: £1,400,000



## A BEAUTIFULLY REFURBISHED HOME WITH A GARDEN

This charming mid-terrace Victorian house offers wonderful entertaining space and has been beautifully finished throughout. The ground floor comprises a stunning double reception room, complete with a bay window, wooden flooring, and a log burner. From here, steps lead down into a bright open-plan kitchen and dining room with bifolding doors opening out to a well-maintained south-west facing garden. The kitchen has been carefully designed by DeVol boasting ample built-in storage, and an island. Additionally, the basement has been cleverly transformed into a practical utility room, and there's the added convenience of a guest WC on the ground floor.











The first floor is home to a stunning principal bedroom which benefits from having an abundance of built-in wardrobes, and an elegant ensuite shower room. The family bathroom is both stylish and practical, featuring a spacious walk-in shower and a luxurious bathtub, along the corridor there is a large airing cupboard, and a bedroom which is currently being used as a study. On the top floor, there are three further double bedrooms and a shower room.







## LOCATION

Andalus Road is pretty tree-lined street which is incredibly quiet given that it is a no-through road. The property is conveniently located just 0.3 miles from the Northern Line at Clapham North, 0.4 miles from the Overground at Clapham High Street, and 0.8 miles from the Victoria Line at Brixton, providing easy access to central London and beyond. The beautiful green spaces, recreational areas, shops, cafes and restaurants at Clapham Common are close by, along with a selection of fabulous local amenities on the doorstep including The Landor pub, the Old Post Office Bakery and the wine bar and deli, Landor 78. For families, there are fantastic schools to choose from in the local area, some of which include Eaton House the Manor, Parkgate, and Clapham Manor Primary.



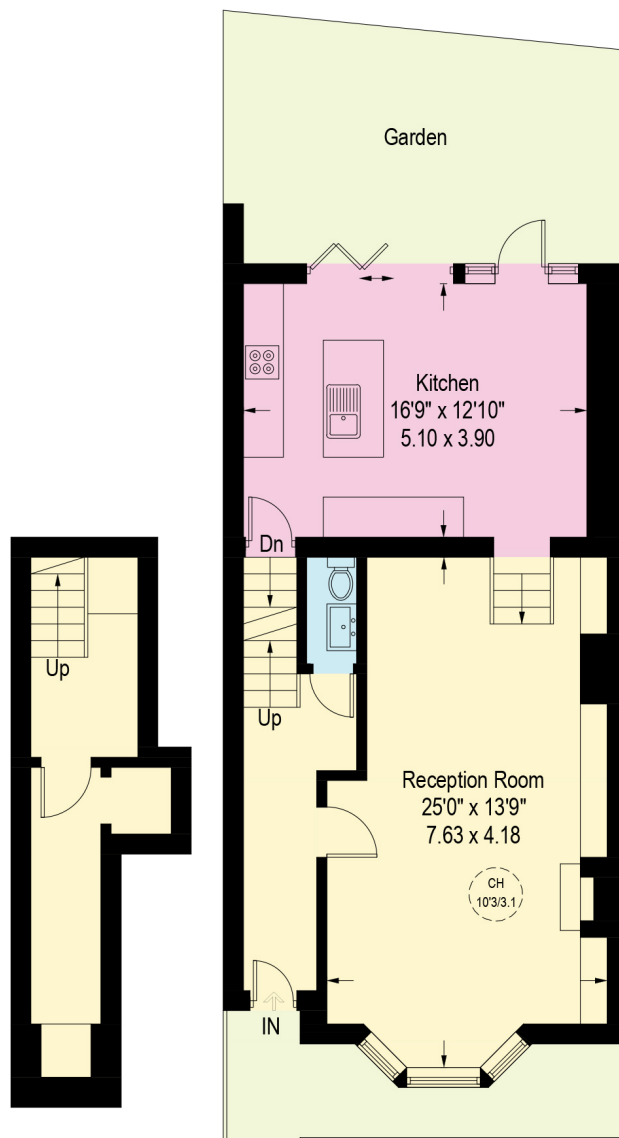






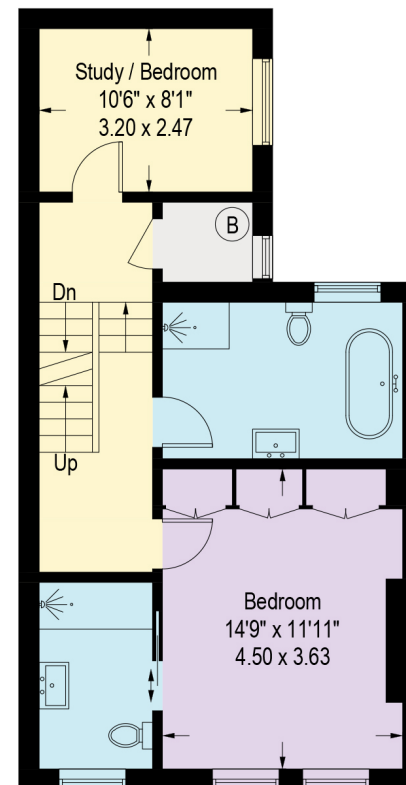




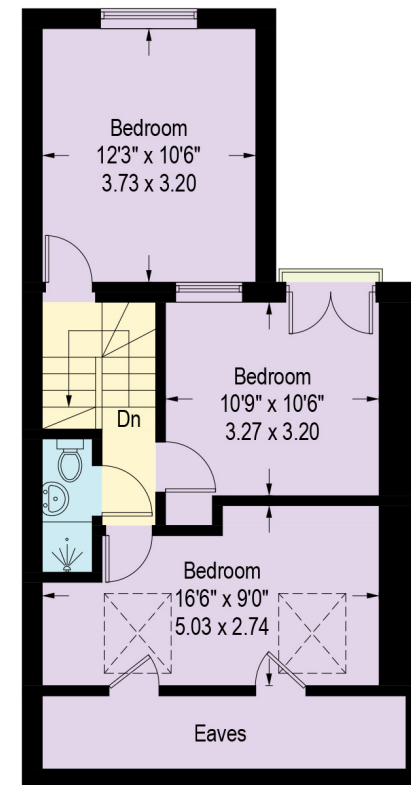


**Basement**

**Ground Floor**



**First Floor**



**Second Floor**

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 171.41 sq m / 1,845 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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