



LAVENDER GARDENS

London SW11



LAVENDER GARDENS

An exceptional double fronted family home spanning 4,300 sq ft, beautifully renovated and thoughtfully extended by the current owners to create a wonderful home.



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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £3,995,000



ELEGANT ENTERTAINING SPACES

Set behind an attractive front garden, the house opens into a welcoming entrance hall immediately showcasing the elegant proportions found throughout. To the left of the hall is an impressive formal reception room, featuring wooden floors, a striking fireplace and bespoke built-in cabinetry. Japanese sliding doors lead through to a second reception room, currently arranged as a home office, with fitted storage, a further fireplace and French doors. A generous dining room to the right of the hallway provides extensive storage and a beautiful bay window which leads to the kitchen/breakfast room. Designed for both family living and entertaining, the kitchen features contemporary cabinetry and a comprehensive range of integrated Miele appliances, including two full-size dishwashers. A cloakroom and coat cupboard complete the ground floor accommodation.







45FT WEST-FACING GARDEN

Floor-to-ceiling sliding glass doors open onto a spectacular 45ft west-facing garden which can also be accessed from the lower ground floor. The garden provides a large patio area perfect for outdoor dining and entertaining, as well as a recreational area equipped with a large wooden climbing frame, swings, monkey-bars and a tree house.

The lower ground floor provides a wonderful family area with an array of entertaining space. A striking cantilevered oak staircase leads down to a substantial area originally designed as an indoor football pitch, with folding doors that can be closed to create a squash court-style sports room. Opposite, the superb family room features a drop-down cinema screen and a raised bay-window seating area that doubles as a stage for children plays. Extensive bespoke storage is integrated throughout. The family room flows into a stylish built-in bar area, ideal for entertaining on a larger scale. To the rear of this level are a spacious utility room, an additional bedroom and a bathroom, perfectly suited to guests, older children or a nanny.



FLEXIBLE FAMILY LIVING SPACE

The first floor provides three excellent double bedrooms. The principal suite benefits from a walk-in dressing room with bespoke fitted cabinetry and a well-appointed ensuite bathroom featuring a freestanding bath and generous walk-in shower. A second room, currently used as a family media room complete with library shelving and fitted furniture, could equally serve as a bedroom. A further double bedroom and family bathroom complete this floor.

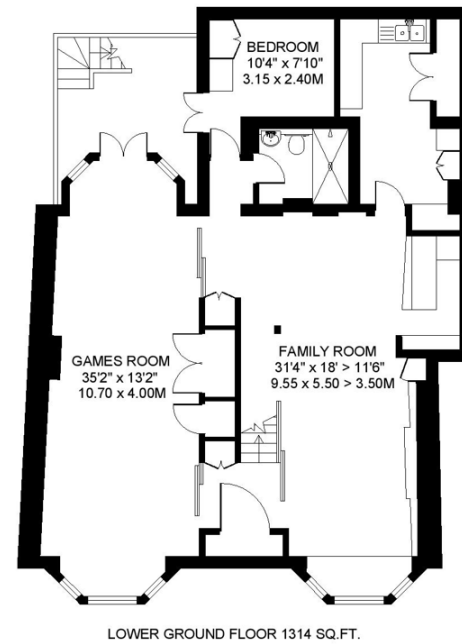
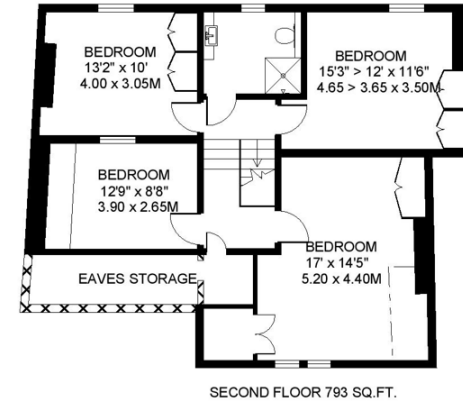
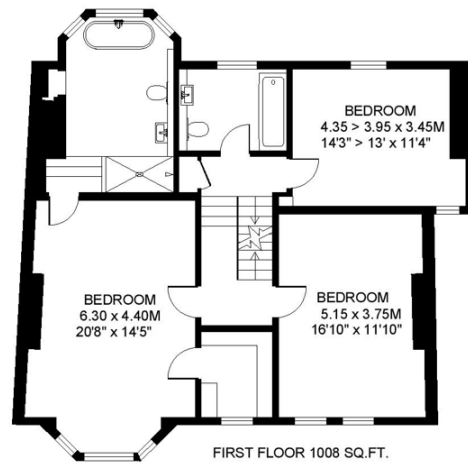
Occupying the entire second floor are four further double bedrooms, all with fitted wardrobes, together with a generous shower room and useful eaves storage.

Lavender Gardens is a one-way residential street well positioned between Lavender Hill and Clapham Common North Side. The vibrant boutiques, cafés, and restaurants of Battersea Rise and Northcote Road are nearby, while the open green spaces of Clapham Common lie at the end of the road. Clapham Junction station provides direct services into Victoria and Waterloo, as well as convenient connections to Gatwick Airport.









Approximate Gross Internal Area = 393.7 sq m / 4238 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
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