

ARCHWAY HOUSE

CLAPHAM NORTHSIDE SW4







Archway House is one of the finest examples of an early eighteenth-century home in London.

It has an abundance of period features and glorious reception rooms spanning across seven windows overlooking Clapham Common and its own private gardens front and rear. The gardens have been sympathetically designed by Todd Longstaffe-Gowan and extend to 100ft at the back of the house.

The house is currently arranged as seven double bedrooms and five principal reception rooms, but the accommodation is flexible to suit an incoming purchaser. Critically, there is recently approved planning permission to include, amongst many things, the repositioning of the kitchen to the raised ground floor which would allow the main living space to be on two floors only. The grand and well-appointed reception rooms all flow beautifully between the ground and first floors, connected by the impressive entrance hall and staircase overlooking the garden.

There is secure gated parking at the front of the house and the added benefit of completely rebuilt garage parking at the rear of the garden that is currently used as a top-of-the-range gym but can also act as ancillary accommodation to the main house such as nanny flat or guest accommodation.

















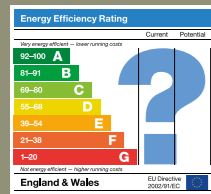


Tenure
Freehold

Price
£5,950,000

Local Authority
Lambeth

Council Tax
Band H



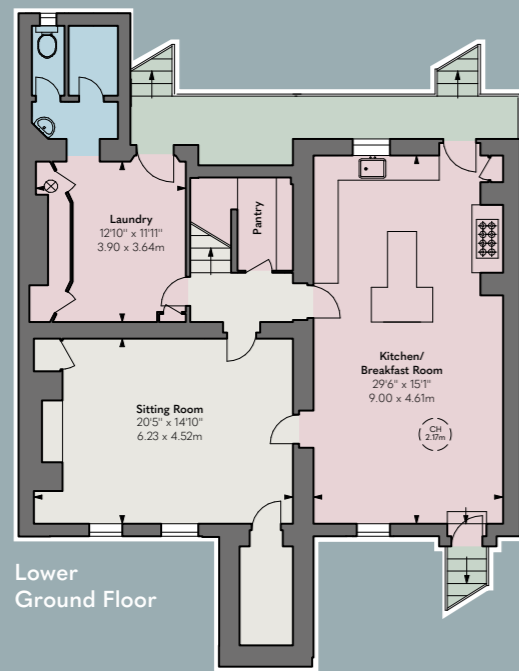
Existing Floorplans

Approximate Gross Internal Area
7,372 sq ft / 684.90 sq m
excluding gym and garage

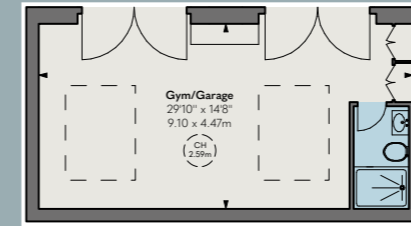
Approximate Gym/ Garage Area
452 sq ft / 42.08 sq m

Total Approximate Gross Internal Area
7,825 sq ft / 726.98 sq m

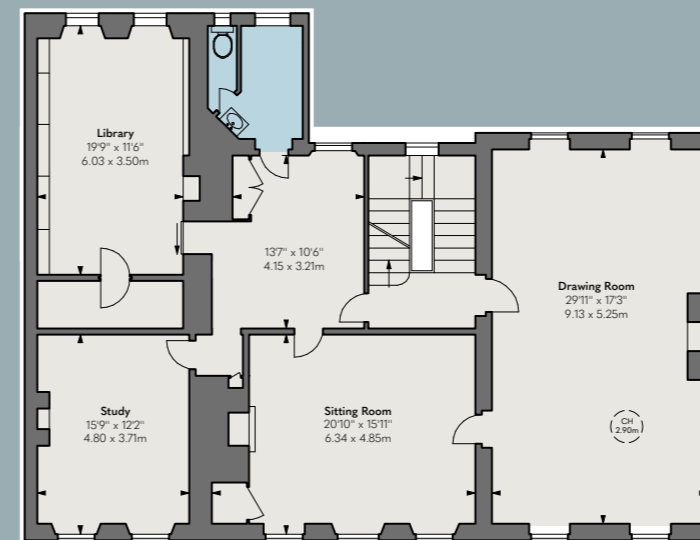
CH: Ceiling height
Floorplan for guidance only, not to scale or for valuations purposes.
It must not be relied upon as a statement of fact. All measurements
and areas are approximate and have been prepared in accordance
with the current edition of the RICS Code of Measuring Practice.
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Ground Floor



Ground Floor



First Floor

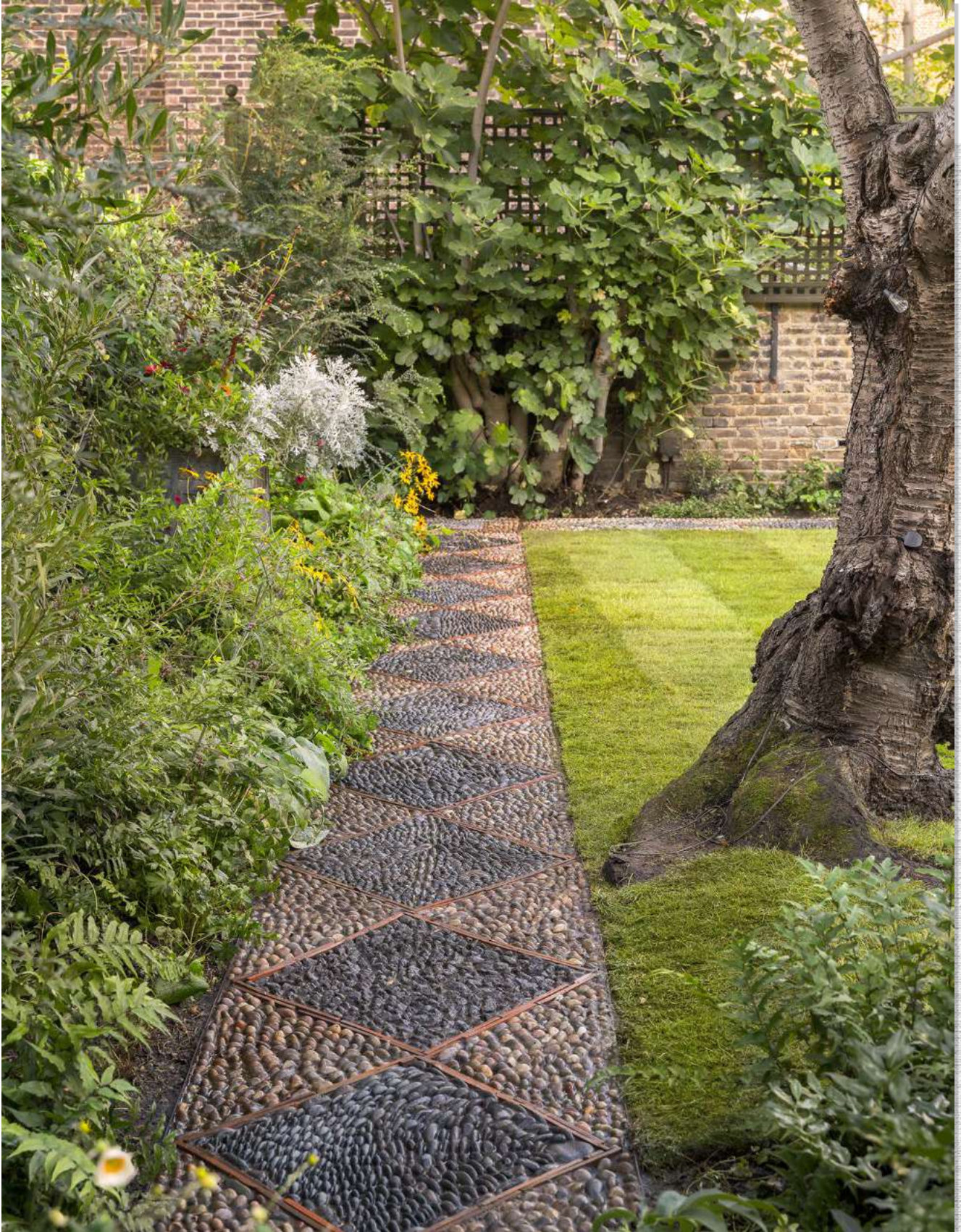


Third Floor



Second Floor





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