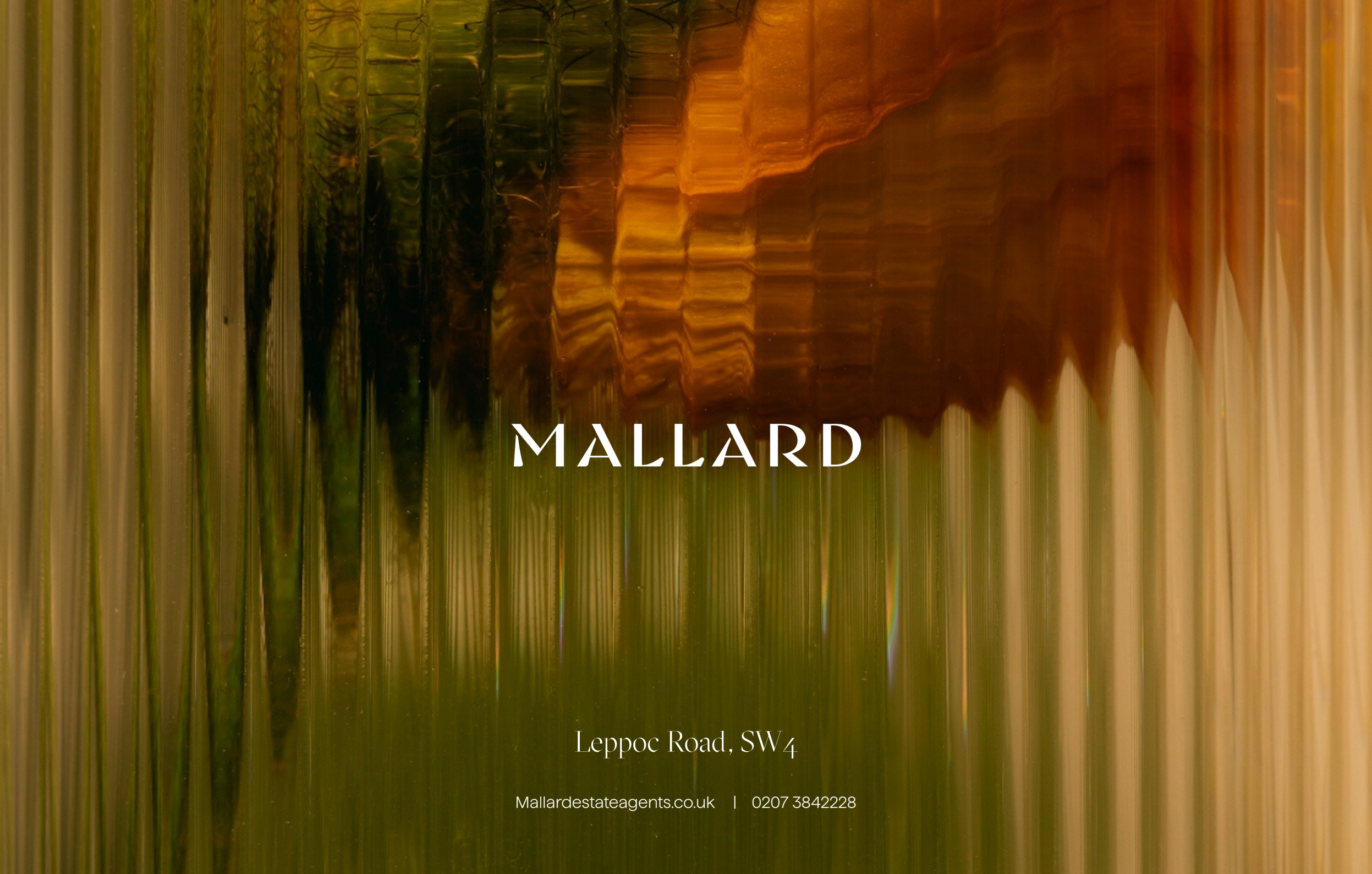




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Leppoc Road, SW₄

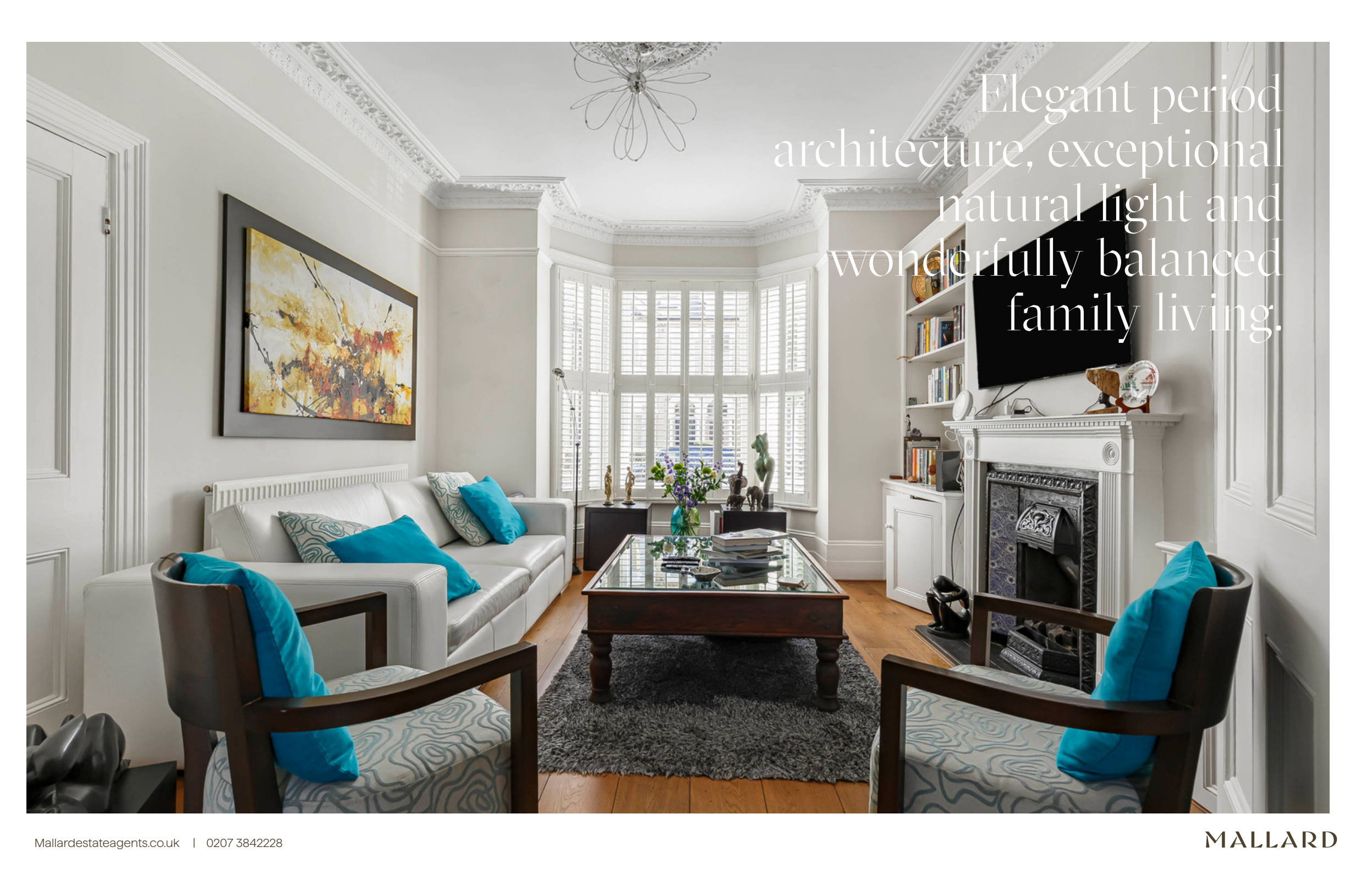
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A beautifully
proportioned
Victorian family
home positioned on
one of Clapham's
most desirable
residential streets.

Leppoc Road, SW4

£1,600,000 | 2156 sq ft



A photograph of a bright, elegant living room. The room features a large bay window with white shutters, a white leather sofa with blue and patterned cushions, a dark wood coffee table with a glass top, and a white fireplace with a dark metal grate. A large abstract painting hangs on the wall, and a modern chandelier is suspended from the ceiling. The room is filled with natural light and has a sophisticated, period-appropriate feel.

Elegant period
architecture, exceptional
natural light and
wonderfully balanced
family living.

Leppoc Road, SW4

Positioned on a quiet tree-lined street close to Clapham Common, this exceptional Victorian family home combines beautifully preserved architectural detail with calm contemporary interiors, thoughtfully arranged across three impressive floors.





A beautifully composed kitchen and dining space opens directly onto the garden, creating a seamless relationship between inside and out.

Leppoc Road, SW4

Behind an elegant London stock brick façade, the house immediately conveys a wonderful sense of scale and character. Intricate original cornicing, ceiling roses, original fireplace, tall sash windows and impressive ceiling heights have all been carefully retained, creating interiors that feel both grand and beautifully balanced. The width of the house is particularly notable, allowing each room to feel wonderfully proportioned and filled with natural light throughout the day.

The double reception room is especially impressive; a series of elegant interconnected spaces framed by ornate detailing and large windows, creating an ideal environment for both entertaining and everyday family living. Natural light pours through the house, enhancing the warmth of the timber flooring and the more restrained contemporary palette used throughout.

EPC Rating
D

Council Tax Band
G

Freehold
No onward chain





Arranged across the upper floors are beautifully presented bedrooms, each continuing the home's calm and understated aesthetic. The principal suite is particularly impressive, offering generous proportions, fitted storage and a luxurious sense of separation from the main family accommodation. The bathrooms have been finished in a similarly refined style, pairing timeless materials with a more contemporary finish.

Features

Practical living accomodation
Five bedrooms, three bathrooms and a ground floor w.c

South facing garden
A private mature garden enjoying excellent afternoon and evening light.

Prime Clapham position
Moments from Clapham Common, excellent local cafés, restaurants, transport connections and highly regarded schools nearby.

A photograph of a bedroom interior. The room features a large bed with a white headboard, multiple pillows in shades of brown and grey, and a dark brown patterned throw blanket. To the left of the bed is a dark wood bedside table with a digital clock, books, and a vase of greenery. Two brass bedside lamps are mounted on the wall. Large windows with white shutters are on the left wall. A black crucifix and a small framed picture hang on the wall above the bed. To the right is a large white wardrobe with multiple doors and drawers. A spherical pendant light hangs from the ceiling. The floor is covered in a light-colored, textured rug.

Calm, understated
interiors with a
strong emphasis
on light, texture
and simplicity.



Leppoc Road

Approximate Gross Internal Area = 2031 sq ft / 88.7 sq m
(Excluding Reduced Headroom / Eaves)

Basement = 88 sq ft / 8.2 sq m

Ground Floor = 803 sq ft / 74.6 sq m

First Floor = 693 sq ft / 64.4 sq m

Second Floor = 447 sq ft / 41.5 sq m

Reduced Headroom / Eaves = 125 sq ft / 11.6 sq m

Total = 2156 sq ft / 200.3 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making

Leppoc Road, Sw4

Leppoc Road is quietly positioned within one of Clapham's most desirable residential pockets, moments from the open green spaces of Clapham Common and a short walk from the area's increasingly refined collection of independent cafés, restaurants and boutiques.

The area has become particularly popular with families, drawn to its elegant Victorian architecture, strong sense of community and access to several highly regarded schools including Belleville Primary School, Honeywell School, Eaton House and Thomas's Clapham.

Excellent transport connections are nearby, with Clapham South and Clapham Common Underground Stations providing direct Northern Line access into the City and West End, while the surrounding streets retain a distinctly residential, village-like atmosphere rarely found so close to central London.

A beautifully balanced home combining architectural character, and effortless modern living.



Book a viewing

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