



CLAPHAM COMMON WEST SIDE
LONDON, SW4

GRANT J BATES
— PROPERTY —



Where Victorian grandeur meets contemporary living, overlooking the Common

Clapham Common West Side, London, SW4

Freehold

- Clapham Common Views
- Five/Six Bedrooms
- Four Bathrooms
- South-West Garden
- Roof Terrace
- Victorian Conservation Area
- Underfloor Heating
- Lateral Living
- Contemporary Kitchen
- Turnkey Finish

Description

A Victorian home on the west side of Clapham Common, totalling over 2800sq.ft, offering five to six bedrooms, including a nanny or guest suite, four bathrooms, and a turnkey finish.

Positioned overlooking Clapham Common itself, this exceptional Victorian townhouse is a refined reworking of a late 19th century residence, set within the Clapham Common Conservation Area. Originally built circa 1890 to 1910, the house has undergone an extensive and carefully considered renovation between 2018 and 2021, preserving its period integrity while introducing a contemporary language of space, light, and performance.

Grant J Bates
Founder
0207 981 2584
grant@grantjbates.com



The imposing exterior sets the tone immediately, with a beautifully restored façade, acoustic tiling to the front entrance, and bespoke Victorian style tiling framing the walls around a stained glass front door. These tiles continue internally into the entrance hall, forming part of a wider material palette that references the home's heritage through a contemporary lens.

Behind its traditional façade, the house unfolds across five floors, revealing a sequence of spaces shaped by volume, natural light, and a strong connection to its surroundings. A series of architectural interventions, including skylights, a glazed lantern, and rear extensions, draw daylight deep into the plan, enhancing both openness and flow.

The ground floor balances heritage and modern living. A formal reception room to the front features a striking bay window overlooking the common, alongside shutters, restored cornicing, and elegant sash windows, now upgraded with double glazing. The fireplace here has been newly introduced, but remains sympathetic to the era, while original fireplaces have been retained elsewhere throughout the house. Engineered wood flooring underfoot adds warmth while maintaining continuity with the home's Victorian origins. A separate guest WC is also positioned on this level.





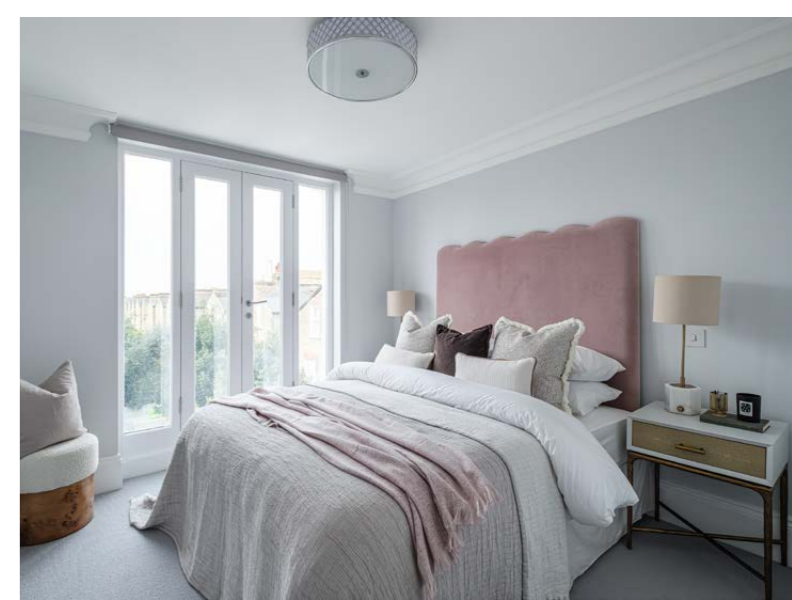
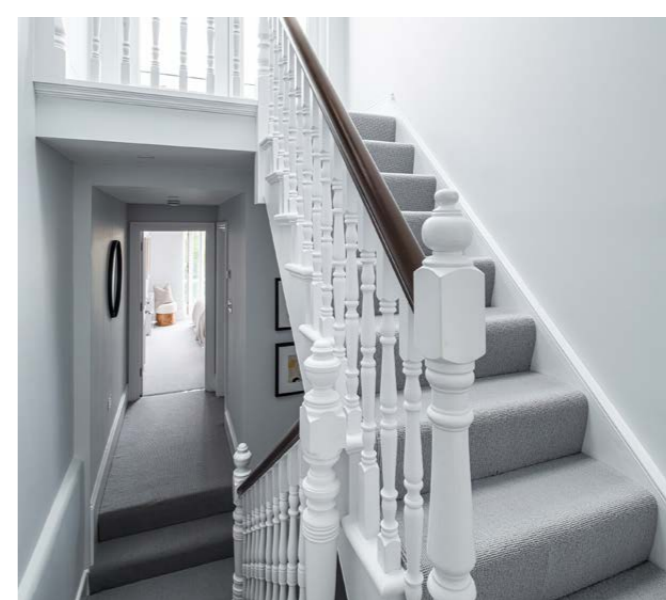
Beyond, the house transitions into a more contemporary setting, where the plan opens into a substantial kitchen and dining space at the rear.

This space has been completely reimagined as the social heart of the home. Quartz worktops, a large central island, and a suite of integrated appliances, including Siemens double ovens, a wine fridge, Fisher and Paykel refrigeration, and a Quooker boiling water tap, are seamlessly incorporated. Skylights above draw in additional natural light, while fully collapsible doors open the entire rear elevation, allowing the kitchen and living space to flow effortlessly into the garden.

The south west facing garden has been thoughtfully landscaped, creating a private and sun filled setting that works as a natural extension of the internal living space, particularly in the warmer months.

The lower ground floor has been excavated and transformed into a versatile secondary living space, designed to function equally well as a family room, guest suite, or additional bedroom, supported by a utility room and a bathroom. The space has been professionally tanked and fitted with a monitored sump pump system, ensuring both comfort and long term resilience.

Material consistency runs throughout the house. Victorian style tiling defines the entrance hall, while tiled floors with underfloor heating extend through the kitchen and bathrooms. Engineered wood flooring grounds the principal living spaces, and wool carpeting softens the upper levels, creating a layered and cohesive interior palette.



Upstairs, the accommodation is arranged across the first and second floors, offering five well proportioned bedrooms and three further bathrooms on these upper levels. The principal suite is defined by its scale and finish, featuring a bay window overlooking the common, shutters, bespoke storage, and direct access to a private balcony with elevated views across the green expanse. The en suite includes a double vanity, walk in shower, and freestanding bath. Across all bathrooms, new sanitaryware, bespoke storage, LED lit mirrors, and underfloor heating reflect the same attention to detail seen throughout the house.

On the top floor, an additional bedroom overlooks the common, while a separate vaulted bedroom with newly introduced Velux windows enhances both light and volume, creating a distinct and characterful space within the home. A private roof terrace sits independently at this level, offering a serene and secluded outdoor setting to the rear, designed for privacy and calm rather than outlook, and forming a rare addition within this setting.

The house has been comprehensively upgraded behind the scenes, including new roofing, electrics, plumbing, and double glazed sash windows throughout. Extensions to the rear and side return, along with the addition of the roof terrace and upper level accommodation, have been carefully integrated to enhance both space and usability without compromising the building's original character. There is also potential, subject to the necessary consents, to further extend into the attic level to create additional bedroom and bathroom accommodation if required.





Situation

The setting is what elevates it further. Overlooking the open green expanse of Clapham Common, the house enjoys uninterrupted views and immediate access to tennis courts, gardens, and a café, creating a distinctly village like atmosphere. The surrounding area is known for its strong community feel, excellent schools, and proximity to the amenities of Northcote Road and Clapham South, with strong transport links nearby providing direct access into central London and beyond. Positioned on a non through road, the property benefits from a calm setting that is rarely found so close to central London.

This is a house that combines architectural heritage with contemporary clarity, thoughtfully rebuilt, carefully detailed, and quietly positioned within one of South West London's most desirable settings.

Additional Information

Local Authority: London borough of Wandsworth

Council Tax Band: H

EPC Rating: D



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Founder
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Clapham Common West Side

Approximate Gross Internal Area = 260.8 sq m / 2807 sq ft

Approximate Gross External Area = 59.3 sq m / 638 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.