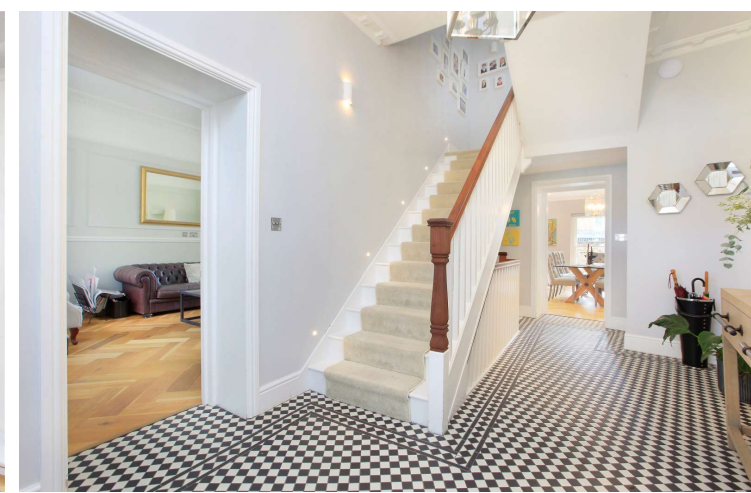




Crescent Grove
Clapham, SW4





Chestertons South West Prime is delighted to introduce to the market this exceptional Grade II listed Regency family home, occupying an enviable position within a prestigious private crescent just moments from Clapham Common. Beautifully presented throughout, this elegant residence was comprehensively restored in 2018 to an exacting standard, seamlessly combining timeless period grandeur with contemporary luxury. Extending to approximately 3,380 sq. ft., the property offers superbly proportioned accommodation, spectacular entertaining space and an outstanding specification, whilst retaining a wealth of exquisite Georgian and Regency architectural features.

The grand entrance hall immediately sets the tone, featuring classic Georgian-style tiled flooring, impressive ceiling heights and an abundance of natural light. To the front of the property is a magnificent formal reception room, complete with elegant parquet flooring and delightful views across the beautifully maintained communal gardens, whilst also enjoying an attractive outlook towards the private rear garden. The generous dining room is equally impressive, showcasing intricate original-style corning, parquet flooring and double doors opening directly onto the landscaped garden, creating a seamless flow between indoor and outdoor entertaining. The ground floor further benefits from underfloor heating throughout and a discreet dumbwaiter system, providing both practicality and convenience when hosting guests.

Occupying the lower ground floor is a thoughtfully designed bespoke kitchen, fitted with beautiful stone worktops, a range of premium Smeg appliances and ample storage. Double doors lead directly onto a charming patio garden, enhancing the sense of space and natural light. This floor also incorporates a practical utility room, guest WC and a superb media room, offering versatile family living.

The first floor provides an impressive principal suite, enjoying picturesque views across the stunning communal gardens. The bedroom is complemented by a luxurious Jack-and-Jill dressing room and an elegantly appointed en-suite bathroom. Also on this floor is a generous study, which could equally serve as an additional bedroom if required.

The upper floors offer three further well-proportioned double bedrooms, all beautifully presented, alongside a luxurious family bathroom featuring a freestanding roll-top bath and separate shower. An additional en-suite bathroom and a useful airing cupboard further enhance the practicality of the accommodation.

To the rear, the property enjoys a beautifully landscaped south-facing garden, thoughtfully designed to maximise both entertaining and family enjoyment. Features include a raised decked terrace, a sunny patio, mature planted borders, useful external storage and the rare benefit of secure gated off-street parking, accessed via Crescent Lane.

Crescent Grove is widely regarded as one of Clapham's most desirable residential addresses, perfectly positioned within a private crescent just moments from the open green spaces of Clapham Common and the characterful amenities of Clapham Old Town. Clapham Common Underground station is approximately a two-minute walk away, providing excellent transport connections into Central London. Residents are also perfectly placed to enjoy an outstanding selection of independent cafés, renowned restaurants, boutique shops and some of South West London's most highly regarded state and private schools, making this an exceptional family home in one of SW4's premier locations.

- An exceptional Grade II listed family home
- Set within a private estate with beautifully maintained communal gardens
- Immaculately presented throughout with period architecture
- Well balanced accommodation extending to 3380 Sq. Ft.
- Spacious dining room with parquet flooring and access to a dumbwaiter, perfect for entertaining
- An elegant formal reception room with views over the communal gardens and rear garden
- Principle bedroom with a 'Jack & Jill' dressing room and en-suite bathroom
- Four further bedrooms and two bathrooms
- Well maintained south facing rear private garden
- Gated off street parking, accessed from Crescent Lane and communal parking on the crescent
- Ideally located just moments from Clapham Common and Clapham Old Town

Asking Price £3,465,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Local Authority: Lambeth

Council Tax Band: H

Chestertons South West Prime Sales

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Crescent Grove, SW4



Approx Gross Internal Area **3380 Sq Ft - 314 Sq M**

Drawn in accordance with IPMS 2: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 43536



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