

# MALLARD

Leppoc Road, SW<sub>4</sub>

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

Leppoc Road, SW4

£1,695,000 | 2156 sq ft



A photograph of a living room with a bay window, a white sofa, a glass coffee table, and a fireplace. The room features elegant period architecture, including a decorative ceiling and a bay window with white shutters. The furniture includes a white leather sofa with blue and patterned cushions, a dark wood coffee table with a glass top, and two dark wood armchairs with blue and patterned cushions. A large abstract painting is on the wall, and a fireplace with a white mantel is on the right. A bookshelf is visible above the fireplace.

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.

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EPC Rating  
D

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Council Tax Band  
G

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Freehold  
No onward chain

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Teppoc Road 5/4

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 accommodation  
Five bedrooms, three bathrooms and a ground floor w.c

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

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

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A photograph of a bedroom interior. The room features a bed with a white headboard, a dark wood bedside table, and a large white wardrobe. The walls are white with decorative crown molding. Large windows with white shutters are visible. The lighting is soft and natural, creating a calm atmosphere.

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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