



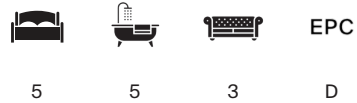
## CLAPHAM ROAD

London, SW9



# CLAPHAM ROAD LONDON SW9

An impressive townhouse set over five floors in an ideal location



Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,695,000



## A SPACIOUS, FAMILY HOME WITH PERIOD FEATURES

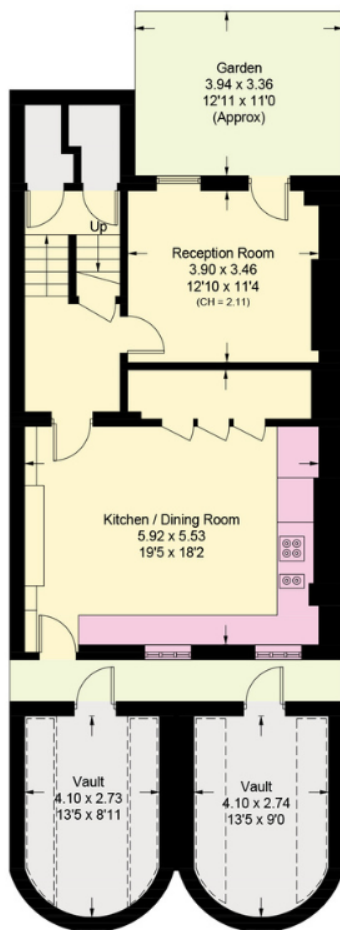
Spanning five storeys and over 3,200 sq ft, this impressive family home offers spacious living in a superb location. A charming north-facing front garden welcomes you into a bright hallway, leading to a reception and dining room. The lower ground floor features a well-equipped kitchen with ample storage and access to two large vaults, while a second reception room opens onto a private rear garden.

The first floor includes a double bedroom and a bright third reception room with doors to a balcony. Above are four further double bedrooms, all with en-suites and built-in wardrobes. The principal bedroom is situated on the third floor.



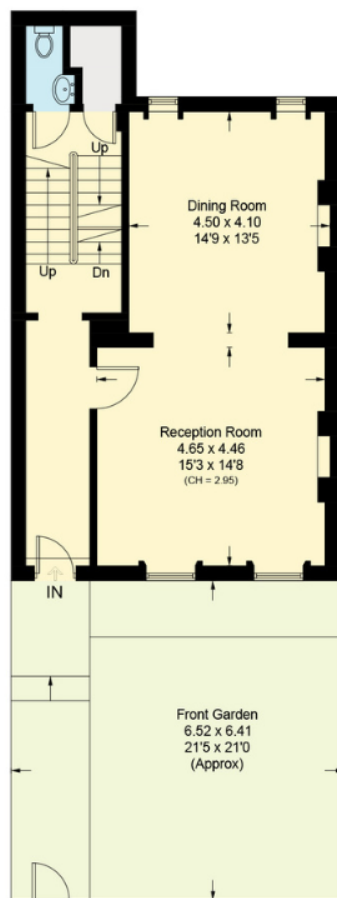






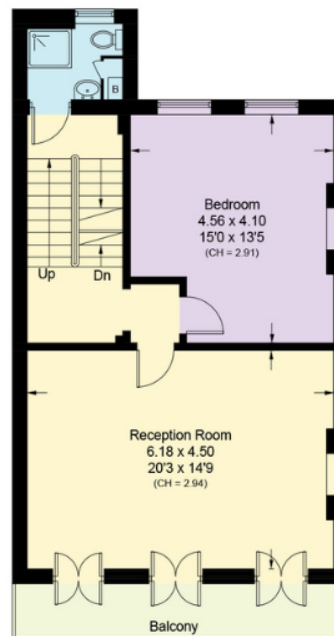
**Lower Ground Floor**

Approximate Area = 59.3 sq m / 638 sq ft  
 (Excluding Vaults)  
 Including Limited Use Area  
 (9.4 sq m / 101 sq ft)



**Raised Ground Floor**

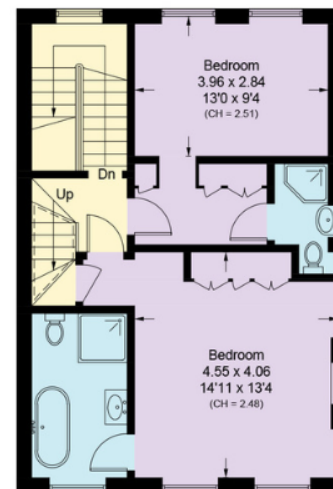
Approximate Area = 60.4 sq m / 650 sq ft



**First Floor**

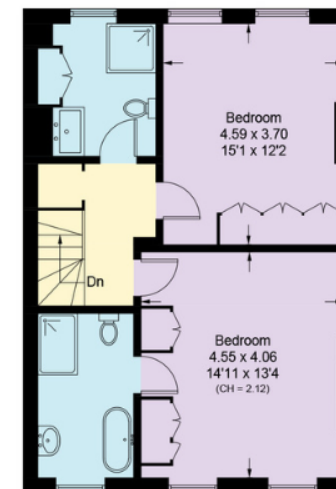
Approximate Area = 62.0 sq m / 667 sq ft

☐ = Reduce head height below 1.5m



**Second Floor**

Approximate Area = 57.7 sq m / 621 sq ft  
 Including Limited Use Area  
 (1.3 sq m / 14 sq ft)



**Third Floor**

Approximate Area = 58.6 sq m / 631 sq ft

(Including Basement / Loft Room)  
 Approximate Gross Internal Area = 297.94 sq m / 3,207 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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