

Hamptons

INTERNATIONAL



Muncaster Road, London, SW11

6  4  3 

GUIDE PRICE

£2,450,000

(£2,450,000)

Property details



Key features

- **6 Bedrooms**
- **Double Reception Room**
- **Kitchen/Dining Room**
- **Utility Room**
- **WC**
- **Study/Bedroom 7**
- **Media/Family Room**
- **2 Family Bathrooms**
- **2 En Suite Bathrooms**
- **Landscaped Rear Garden**

Muncaster Road, London, SW11

GUIDE PRICE

£2,450,000

(£2,450,000)

6 🏠 4 🚗 3 📺

Description

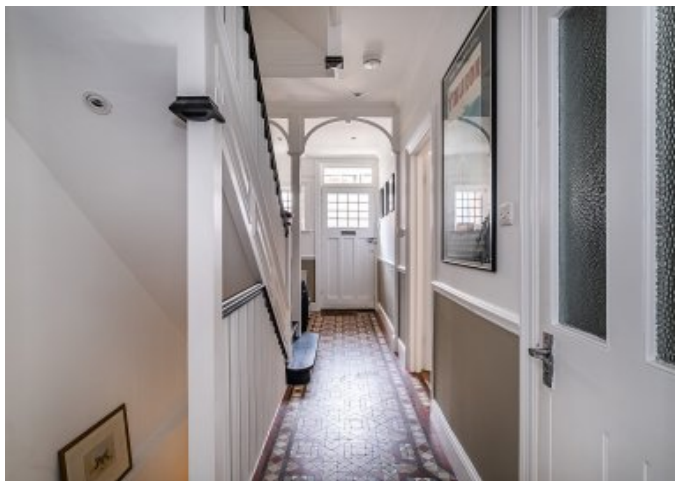
A beautifully presented and cleverly extended family home with stunning full basement conversion situated on this prime road moments from Clapham Common spanning 2,851 square ft. The bright and beautifully balanced accommodation which boasts wonderful proportions throughout includes an entrance hall, downstairs WC and impressive double reception room with feature fireplace. To the rear is a modern kitchen/dining room with French doors out to the landscaped garden which catches the evening sun. From the entrance hall, a staircase leads down to the spacious, converted basement which provides wonderful ceiling height and entertaining space but could also be used as useful, self-contained accommodation. The basement currently comprises a media/family room, study, two generous bedrooms, beautifully appointed bathroom and a separate utility room. On the first floor, there is an impressive principal bedroom including a comprehensive range of bespoke, built in wardrobes and a stunning en suite bathroom. Additionally, there are three further generous bedrooms, one of which with en suite bathroom and beautiful balcony, and a further family bathroom. Situation The property is located on this sought-after street, moments from Clapham Common. The area boasts a wonderful selection of both private and state schools including Honeywell and Belleville School, Broomwood Hall, Northcote Lodge, Thomas's Clapham, Eaton House, Parkgate and the École de WIX bilingual primary. Nearby Northcote Road provides an extensive range of shops, together with a fantastic epicurean selection of bars and restaurants. There are excellent transport links both by tube (Clapham South) and train (Clapham Junction). Additionally, there are wonderful recreational and sporting facilities at both Clapham Common and nearby Wandsworth Common. Property Ref Number: HAM-58013



















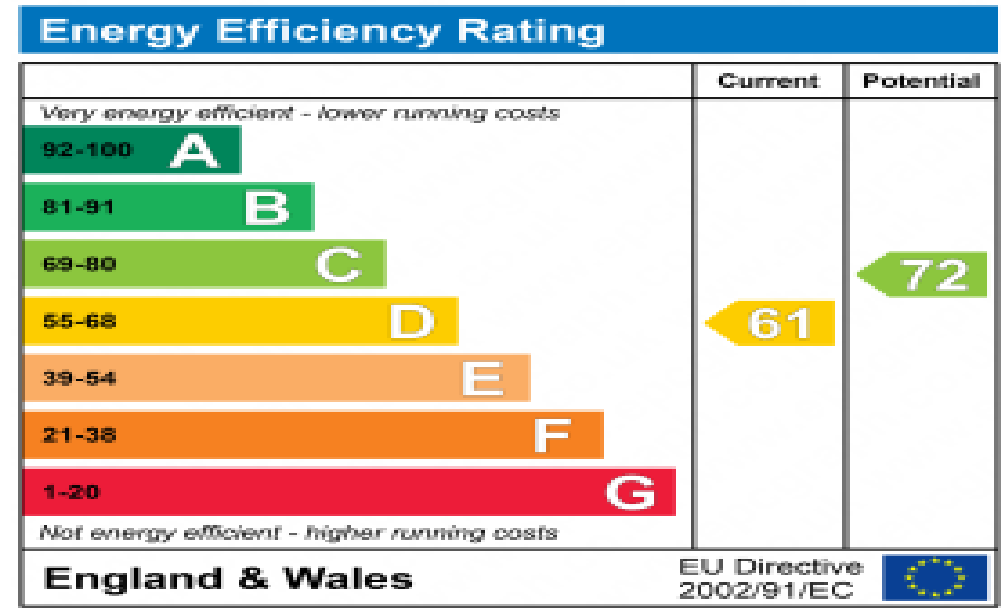












Floor plan

MUNCASTER ROAD

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Lower Ground floor = 841 sq. ft. (78.1 sq. m.)

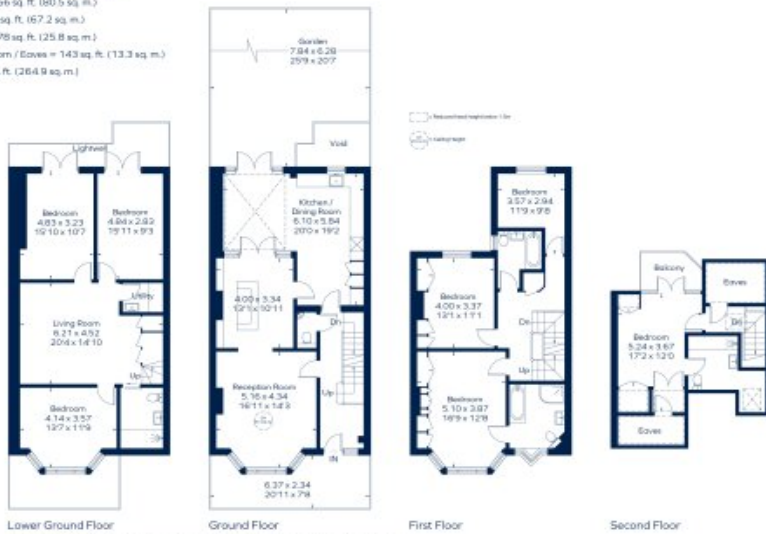
Ground floor = 666 sq. ft. (60.5 sq. m.)

First floor = 723 sq. ft. (67.2 sq. m.)

Second floor = 278 sq. ft. (25.8 sq. m.)

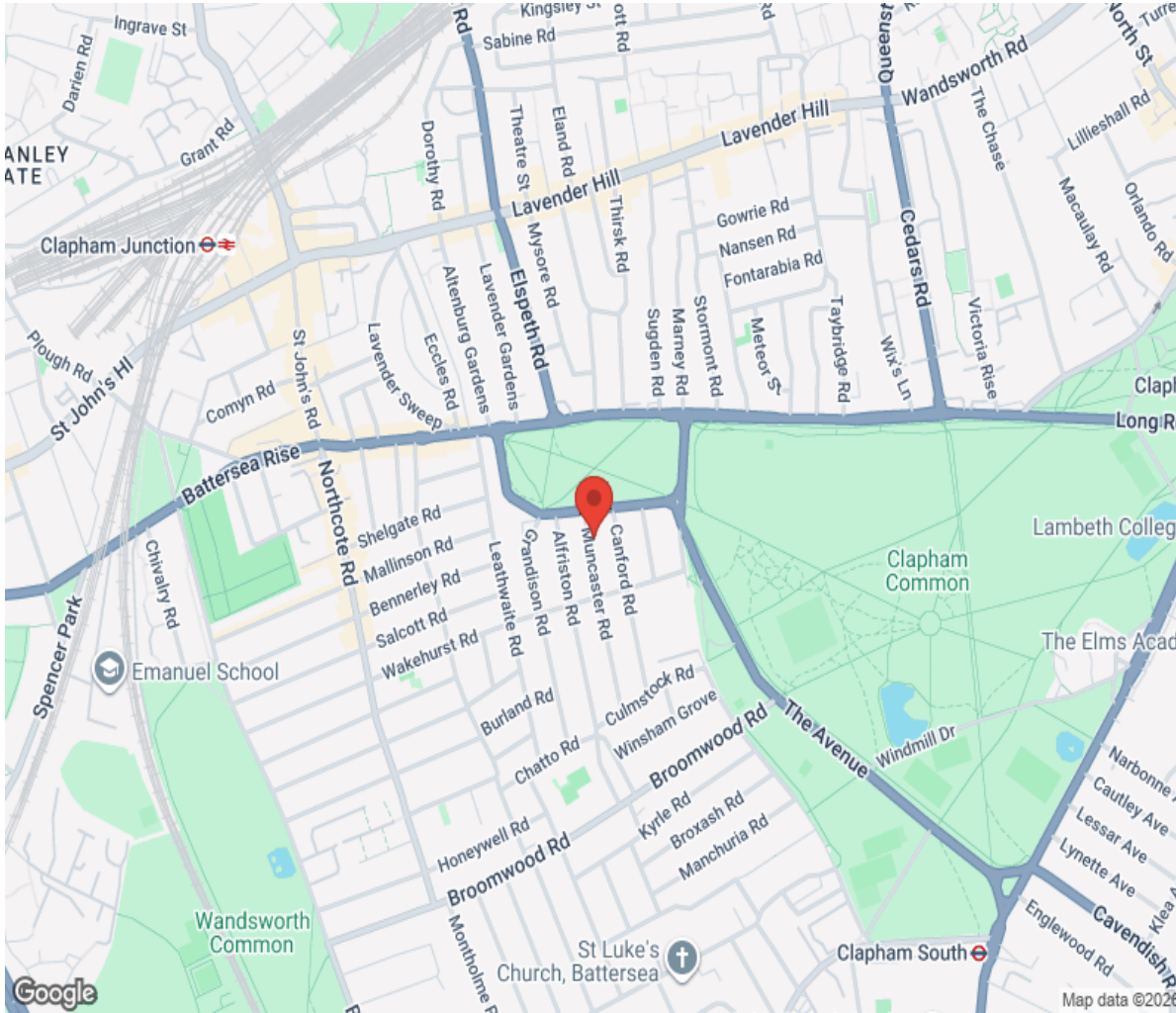
Reduced headroom / Eaves = 143 sq. ft. (13.3 sq. m.)

Total = 2851 sq. ft. (264.9 sq. m.)



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. © 11/2024

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com