



Hamptons

INTERNATIONAL



Sibella Road, London, SW4

6  2  4 

OFFERS IN EXCESS OF

£2,000,000

(£2,000,000)

Property details



Key features

- **6 Bedrooms**
- **WC**
- **Sitting Room**
- **Drawing Room**
- **Office**
- **Kitchen**
- **Utility Room/WC**
- **Dining Room**
- **Cellar**
- **2 Family Bathrooms Mature 113' Ga**

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6 🏠 2 🚗 4 📺

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Description

A beautifully elegant six bedroom, semi detached family home spanning 2,748 sq ft, boasting a stunning 113' mature garden and off-street parking, located in the heart of the Sibella Conservation area. The balanced and flexible living accommodation comprises briefly: entrance hall, sitting room, drawing room, office, kitchen, dining room, utility room/WC and a cellar. On the first floor there is a principal bedroom with floor to ceiling cupboards, a Jack and Jill bathroom, two additional bedrooms and a separate WC. The top floor has three further bedrooms and a modern family bathroom. Outside, there is a driveway providing off-street parking, useful side access/bike store and a stunning, 113' mature garden, mainly laid to lawn with two patio areas. Additional benefits of the property include scope to extend (subject to the necessary planning permission and consents) and many character features including bay windows, original fireplaces, cornicing, wooden shutters and ornate plasterwork.

Situation The property is situated on this pretty street in the heart of the Sibella Conservation Area. The amenities of Clapham High Street and Clapham Common are within easy reach whilst local transport links include Clapham North Underground Station (Northern Line), Clapham High Street Station (Overland) being five stops from Canada Water and Stockwell Underground Station (Victoria Line and Northern Line), all of which provide excellent access into The City and the West End. The area further benefits from an excellent selection of local state and private schools. Property Ref Number: HAM-60006



















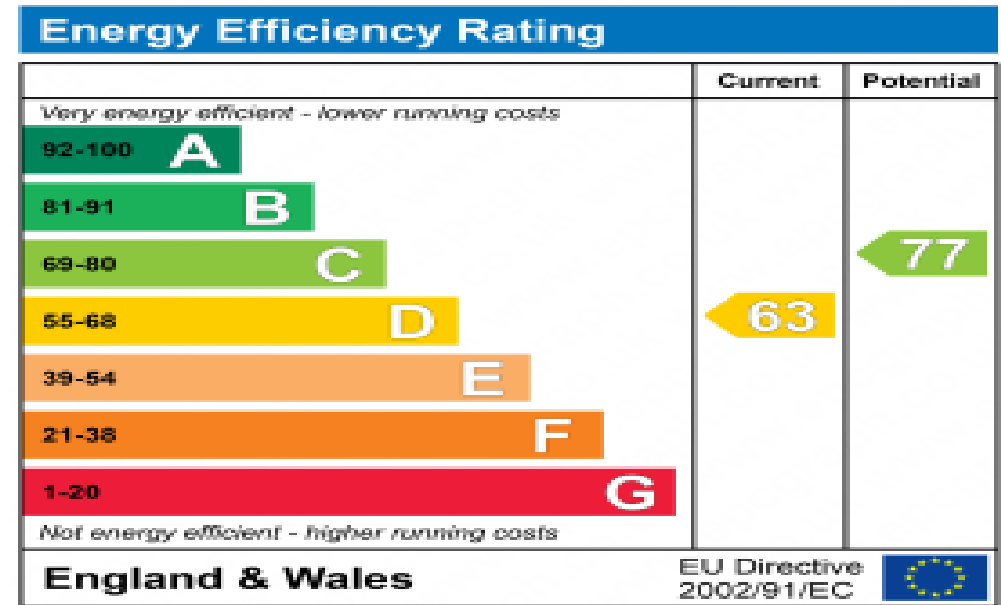












Floor plan

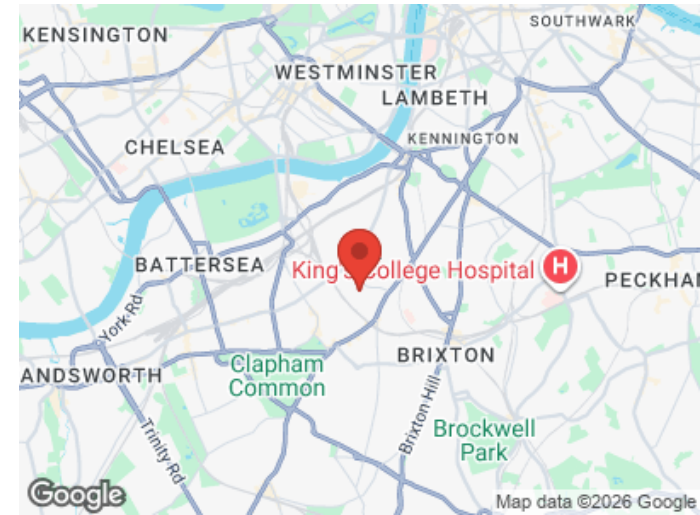
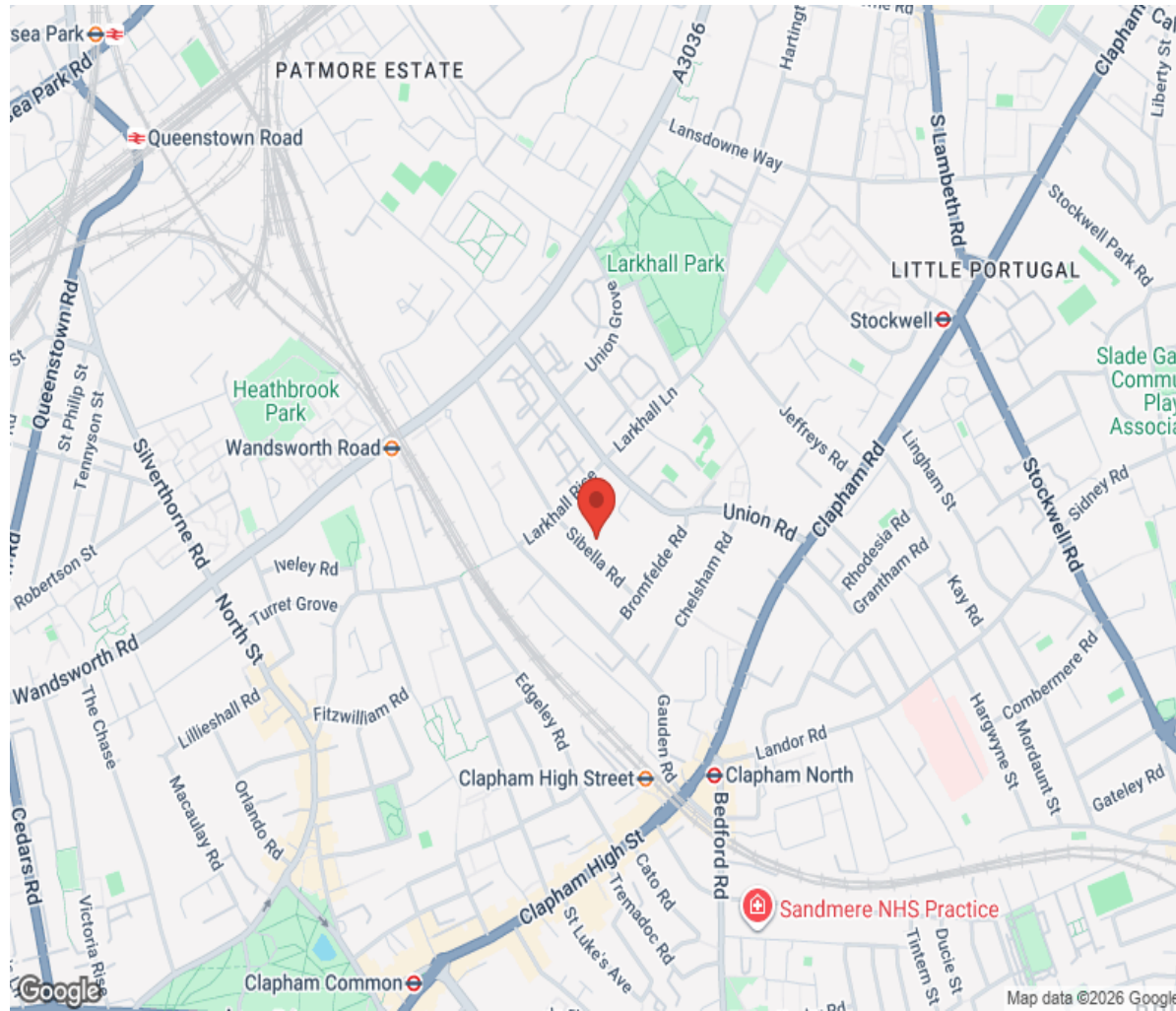
SIBELLA ROAD

Approximate Gross Internal Area
Basement = 157 sq. ft. (14.6 sq. m.)
Ground floor = 1330 sq. ft. (123.6 sq. m.)
First floor = 693 sq. ft. (64.4 sq. m.)
Second floor = 568 sq. ft. (52.8 sq. m.)
Total = 2748 sq. ft. (255.4 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All dimensions are in meters unless stated. In the presentation of this plan, check all dimensions, prices and complete listings before making any decision to purchase.

Location



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