

Hamptons

INTERNATIONAL



Lillieshall Road, London, SW4

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GUIDE PRICE

£2,350,000

(£2,350,000)

Property details



Key features

- **39' South-Facing Landscaped Garden**
- **5 Bedrooms**
- **23'7 Reception Room**
- **Kitchen/Dining Room**
- **Laundry Area**
- **Downstairs Cloakroom**
- **En Suite Bathroom**
- **Family Bathroom**
- **Scope To Create Off-Street Parking**

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Description

A stunning five bedroom Victorian family home with beautiful, 39' south-facing landscaped garden, ideally located on one of the most sought after streets in Clapham Old Town and moments from Clapham Common. The beautifully presented and wonderfully bright accommodation comprises: entrance hall, access to the cellar, separate cloak room, a stunning kitchen/dining room opening to the impressive 23'7" reception room with access out to a sunny south-facing landscaped garden with a large dining and seating area tucked away for privacy. The first floor has a grand principal bedroom with bespoke cabinetry, walnut wood floor and a chic curved en suite shower room. There is also a spacious family bathroom with bath and separate walk-in shower. The half landing opens to a sunny rear double bedroom, currently used as a study overlooking the expansive garden. Three further generous bedrooms can be found on the upper floors. Additional benefits include scope to create a top floor ensuite shower room, off-street parking and the opportunity to extend into the basement (subject to the necessary planning permission and consents). Situation The property is located on this most sought after road, moments from Clapham Common and in the heart of Clapham Old Town, offering numerous boutiques, supermarkets, gyms and cinema along with a variety of bars and restaurants including the Michelin star rated Trinity. Clapham Common is the nearest underground station and there are numerous bus stops running east and west and into Central London. The area further benefits from an excellent selection of local state and private schools including nearby Eaton House, Parkgate House School, Thomas's and L'école de Wix Lycée Français. Property Ref Number: HAM-57892













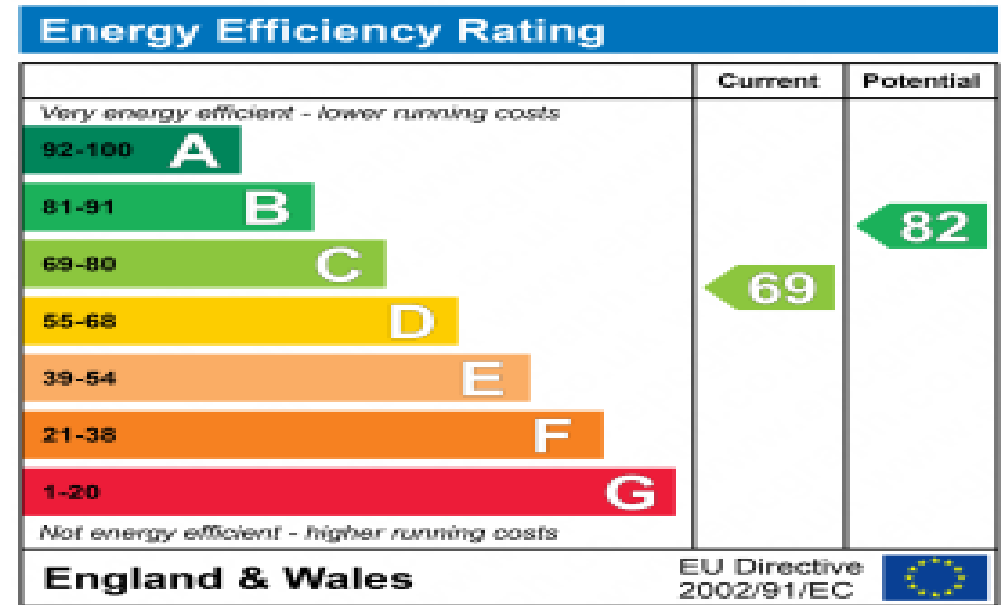












Floor plan

LEIGHFIELD ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Cellar = 124 sq. ft. (11.5 sq. m.)

Ground floor = 744 sq. ft. (68.1 sq. m.)

First floor = 556 sq. ft. (51.7 sq. m.)

Second floor = 422 sq. ft. (39.2 sq. m.)

Third floor = 27.1 sq. ft. (2.52 sq. m.)

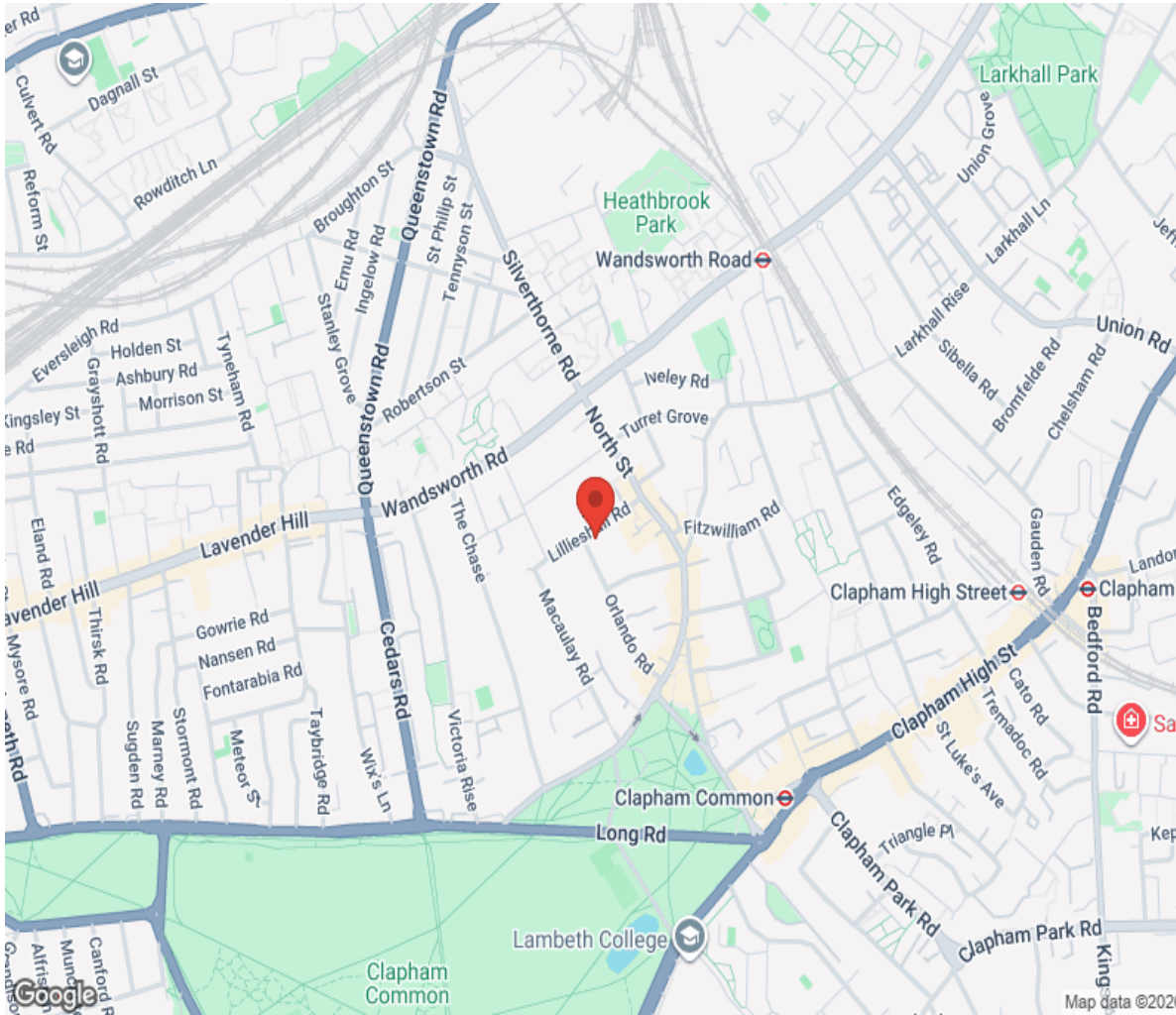
Reduced headroom & Garages Storage = 189 sq. ft. (17.6 sq. m.)

Total = 2385 sq. ft. (221.6 sq. m.)



Drawn for information and identification purposes only.

Location



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