



A stunning five bedroom home with a 50 ft landscaped south west facing garden.

Englewood Road, London, SW12

£2,100,000, Freehold

savills

Reception Room • Kitchen/Family Room • Five Bedrooms •
Three Bathrooms • Garden • Cellar

Local Information

Englewood Road is a popular, one way, tree lined street situated close to the open expanses of Clapham Common. The area is much sought after due to its close proximity to excellent shops, bars and restaurants at Clapham South and Abbeville Road.

There is also a good selection of both state and private schools in the area.

Clapham South is the nearest underground transport being approximately 0.2 miles away with Northern line services in to the City and West End.

About this property

Situated in a highly desirable location close to the open expanses of Clapham Common is this five bedroom home.

As you enter the property you are welcomed on the right hand side by the charming reception room. The reception room is bathed with natural light and features alcove cupboards with shelving above, wooden flooring and a fireplace. It offers a brilliant space for relaxing and entertaining. The kitchen/family room is situated to the rear of the ground floor and boasts a wealth of space. The stunning Bulthaup kitchen is fitted with white high gloss units, integrated appliances, an island in the middle and hosts space for a dining table to the rear. The room is flooded with natural light from the sky lights and the glass bi-fold doors that open onto the garden.

The stunning over 50 ft secluded garden is part paved and part laid with Astro Turf. It is planted with mature shrubbery and offers a beautiful outdoor space to enjoy.

The first floor boasts three bedrooms, the principal bedroom is situated to the front and benefits from built in wardrobes, a decorative fireplace and en-suite with twin sinks, shower and bath. This floor also hosts a bathroom with shower.

There are an additional two bedrooms and bathroom on the second floor which completes this accommodation.

Tenure

Freehold

Local Authority

Lambeth

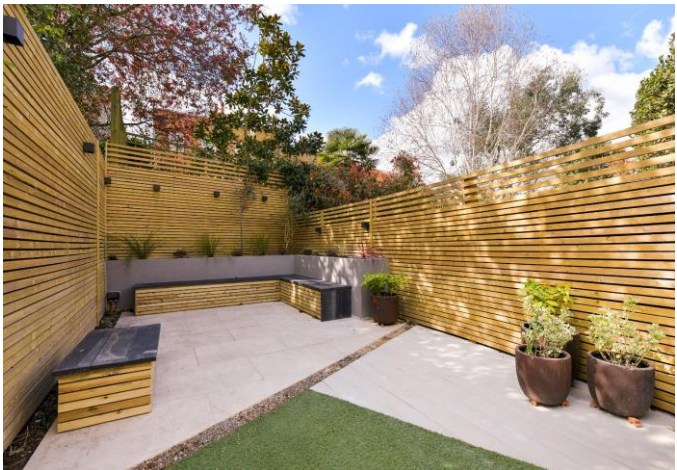
Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





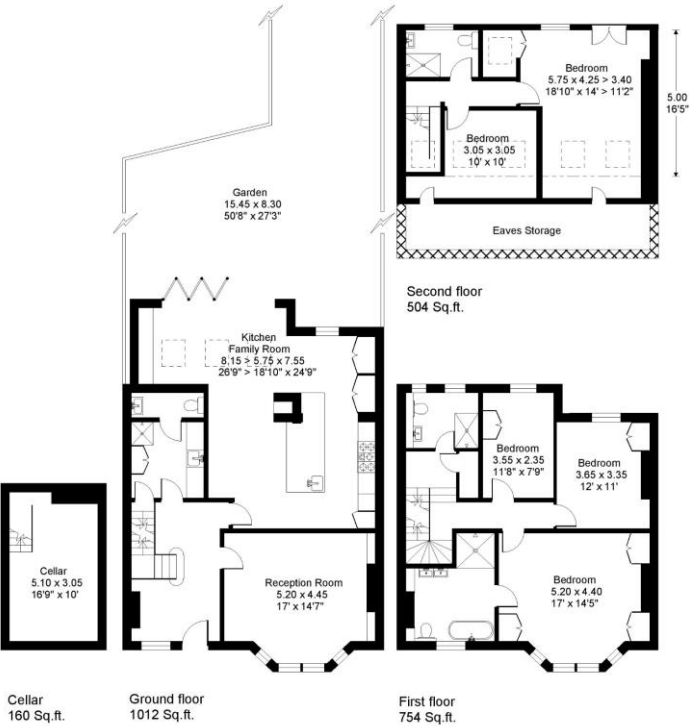
Englewood Road, London, SW12
Gross Internal Area 2430 sq ft, 225.8 m²

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Englewood Road, SW12

Gross internal area (approx.):
225.8 sq.m. (2430 sq.ft.)
Plus eaves storage 13.0 sq.m. (140 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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