



A fantastic four bedroom family home with a wonderful garden.

Bracken Avenue, London, SW12

Freehold



Reception Room • Kitchen • Family Room • Four Bedrooms • Study • Two Bathrooms • Garden

Local Information

Bracken Avenue is a popular road in the 'Nightingale Triangle', and is ideally located to benefit from its close proximity to Clapham Common.

There is a good selection of shops and restaurants on Nightingale Lane, Northcote Road and Bellevue Road; as well as supermarkets in both Balham and Clapham South.

Clapham South underground station provides the nearest transport with services into both the City and West End.

The area also offers an excellent selection of schools.

About this property

Set back from the road behind a pretty front garden is this four bedroom family home, which offers plenty of flexible living and entertaining space.

The house retains many of its original features such as, cornicing and high ceilings. The ground floor comprises a welcoming hallway which gives access into a wide reception room to the front which has a gas fire and plenty of natural light from the large windows. There is a kitchen/dining room to the rear. The kitchen features a wide range of modern units with integrated appliances, the generous entertaining space is further extended by doors opening out on to the garden. A major feature of the house is the south west facing garden which is ideal for al fresco dining.

The first floor comprises two generous double bedrooms and a smaller third bedroom (which also fits a double bed), together with a family bathroom. The second floor completes the accommodation with a wonderful principal bedroom, en-suite shower room and a separate study/single bedroom.

The property further benefits from generous eaves storage and ample storage space throughout.

Tenure

Freehold

Local Authority

Wandsworth

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.





Bracken Avenue, London, SW12
Gross Internal Area 1510 sq ft, 140.3 m²

Helen Hammond
Clapham
+44 (0) 20 8673 4111
helen.hammond@savills.com



Bracken Avenue, SW12
Gross internal area (approx.):
140.3 sq.m. (1510 sq.ft.)
Plus eaves storage 9.9 sq.m. (107 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-)	71	84	
A			
(81-91)			
B			
(69-80)			
C			
(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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