



A beautiful four bedroom family home in the heart of the Nightingale Triangle, moments from Clapham Common.

Calbourne Road, London, SW12

£1,585,000 Freehold

savills

**An immaculate contemporary four bedroom home located within the 'Nightingale Triangle' • A light and airy bespoke open plan kitchen • Well-proportioned south facing garden • Excellent transport links from Wandsworth Common Station, Balham and Clapham South • Fantastic Principal Bedroom Suite with walk-in closet**

#### Local Information

Calbourne Road is situated in the heart of 'The Nightingale Triangle' and runs between Chestnut Grove and Ravenslea Road, conveniently situated close to the recreational facilities and green open spaces of Wandsworth Common.

Both Northcote and Bellevue Roads are nearby with their excellent selection of shops, wine bars and restaurants.

For transport links, Balham and Wandsworth Common Stations provide the nearest mainline stations, providing services into Victoria or Waterloo.

Clapham South and Balham Underground stations are also a short walk away and provide Northern Line services into the City/West End.

The area is also renowned for its excellent selection of local schools.

#### About this property

This contemporary four bedroom family home provides spacious and chic living and entertaining space spread over three floors.

This immaculate home has been refurbished and features underfloor heating with multi-zone remote control system, Artemide and Flos lighting system and prime quality oak wooden floor throughout the house.

Upon entering the property, the hallway gives direct access to an

airy reception room that is filled with natural light from the large bay window at the front of the property. Despite now holding a modern feel, the room retains some of its original features including ornate cornicing and a traditional fireplace. Leading on from the reception room, to the rear of the property, is the Tisettanta bespoke open plan kitchen with Corian worktop, Miele appliances and Bora induction system. This room benefits from an abundance of natural light flowing throughout the room from five skylights and glass sliding doors that lead out to the southerly facing garden. A bathroom and a separate bespoke utility room are on this floor.

The first floor comprises a wonderfully bright principal bedroom suite, leading on to an immaculate Tisettanta walk-in closet with built in wardrobes which in turn gives access to the en-suite bathroom, with a double shower and his and hers sink. A further bedroom and separate bathroom is situated to the rear of the property. The second floor completes the accommodation with two additional bedrooms and a separate bathroom.

The house further benefits from a cellar and generous eaves storage, which offers excellent storage space.

#### Tenure

Freehold

#### Local Authority

Wandsworth



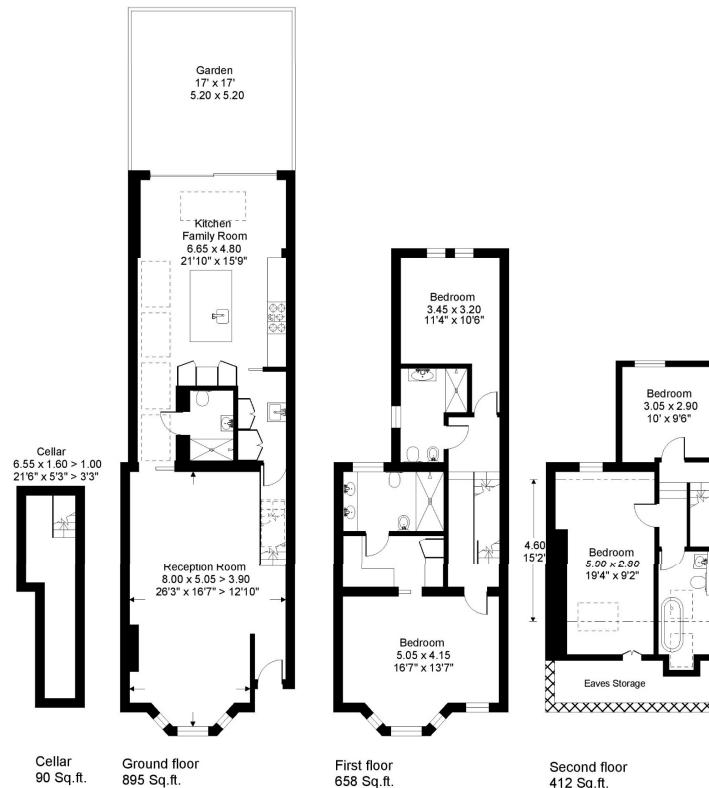


Calbourne Road, London, SW12  
Gross Internal Area 2055 sq ft, 190.9 m<sup>2</sup>

OnTheMarket.com | savills | savills.co.uk  
Libbi Hattersley  
Clapham  
+44 (0) 20 8673 4111  
lhattersley@savills.com

## Calbourne Road, SW12

Gross internal area (approx.):  
190.9 sq.m. (2055 sq.ft.)  
Plus eaves storage 6.2 sq.m. (67 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	74
EU Directive 2002/91/EC			

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