



A charming and quirky two bedroom cottage with a wealth of entertaining space and situated on this secluded cobbled street just south of Nightingale Lane.

Western Lane, Clapham, London, SW12

£1,295,000 Freehold

savills

Beautifully presented throughout • Located in the sought after Nightingale Triangle • Large cobbled and grassed garden • Dining room/conservatory

Local Information

Western Lane is a small cobbled street which runs south off Nightingale Lane and midway between Clapham and Wandsworth Commons, which provide fantastic local recreational facilities for families. Bellevue and Northcote Roads provide a good selection of bars, shops and restaurants and with more local shopping available on Nightingale Lane. Clapham South Station provides the nearest underground transport with Northern Line services into the City/West End. In addition, there are also mainline services from Wandsworth Common Station with services into Victoria or Waterloo. The area is also well known for its excellent selection of both private and state schools.

About this property

This beautifully presented cottage retains many original features whilst having been sympathetically extended to provide a wonderful and unique home. Situated within a conservation area, the house is set back behind a pretty garden which also benefits from double gates giving access to a cream graveled area. The Entrance hall is wonderfully proportioned and gives access to the fully equipped kitchen together with a two door Aga and French doors, opening into a lovely light dining room/conservatory.

This room features stylish exposed brick work and a glass roof flooding the room with natural light, and French doors opening into the garden. The substantial reception room has a lovely Georgian windows, attractive door giving access to the garden and a period gas fireplace. In addition the ground floor has a modern bathroom located off the entrance hall. The first floor comprises two good sized bedrooms, one of which benefits from fitted wardrobes.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

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





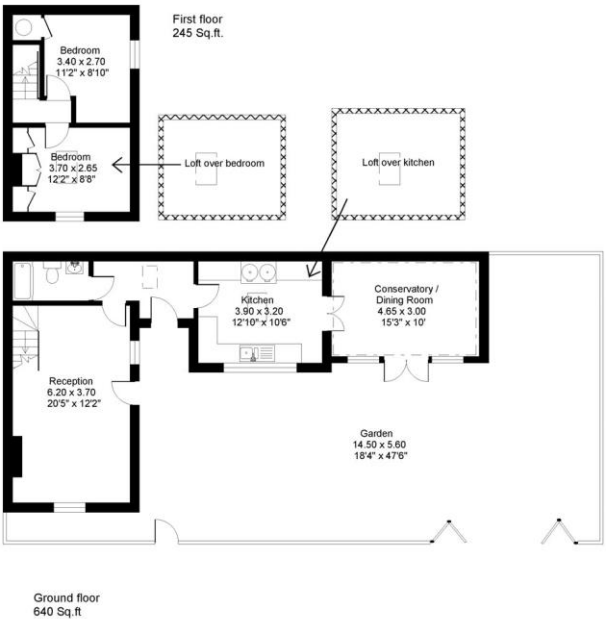
Western Lane, Clapham, London, SW12
Gross Internal Area 1138 sq ft, 105.7 m²

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3 Western Lane, SW12

Gross internal area (approx.):
82.2 sq.m. (885 sq.ft.)
Plus loft storage areas 23.5 sq.m. (253 sq.ft.)
Total area shown on plan
105.7 sq.m. (1138 sq.ft.)
For identification purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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