



A wonderful five bedroom family home with a garden and roof terrace

Nansen Road, London, SW11

£1,450,000 Freehold



Reception Room • Kitchen/Dining Room • Five Bedrooms • Three Bathrooms • Garden • Roof Terrace

Local Information

Nansen Road is situated just off Lavender Hill and is approximately 0.5 miles away from the green open spaces of Clapham Common. It is well located for the fantastic selection of local shops, bars and restaurants on Northcote Road, Lavender Hill and in Clapham Old Town.

Clapham Junction Station is approximately 0.7 miles away and provides over ground services into the city and Clapham Common Underground Station is approximately 0.6 miles away and provides Northern Line services into the City and the West End. There are also numerous bus routes that serve the area. The area is also renowned for its wide selection of schools both in the state and private sector.

About this property

A wonderful five bedroom family home with a generous open plan reception as well as both a garden and roof terrace.

As you enter the property you are welcomed on the right hand side by the bright and spacious reception room which is bathed with natural light from the bay window and boasts wooden flooring throughout. The rear of the reception room hosts additional built in units, perfect for extra storage. Leading through from the reception room, to the rear of the house is the kitchen/dining room which comprises built in white gloss units and integrated appliances and has also been designed to allow for a generous dining table.

Access to the secluded garden can be achieved from the kitchen/dining room through bi folding doors. The garden is laid with astro making it the perfect garden for all year use. A downstairs cloakroom is also located on this floor.

The first floor comprises of the light primary bedroom which features built in wardrobes, a decorative fireplace and a spacious en suite boasting twin sinks and both a bath and shower. This floor also encompasses a smaller bedroom which is currently being used as a study, the perfect workspace for working from home. A further two bedrooms both with built in storage are located on the second floor as well as a family bathroom. There is an additional bedroom on the third floor which features eaves storage and built in wardrobes. This floor also comprises a bathroom and a wonderful roof terrace with distant views over London.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Nansen Road, London, SW11
Gross Internal Area 1814 sq ft, 168.5 m²

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Nansen Road, SW11
Gross internal area (approx.):
168.5sq.m. (1814 sq.ft.)
Plus eaves storage 9.8 sq.m. (106 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		84
(69-80) C		
(55-68) D	66	
(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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