



# An excellent four bedroom home close to Clapham Common

Nansen Road, London, SW11

£1,475,000, Freehold





Double Reception Room • Kitchen/Dining Room • Four Bedrooms • Two Bathrooms • Garden

### 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 1 mile away and provides over ground services into the city and Clapham Common Underground Station is approximately 0.9 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 superb four bedroom family home with a wonderful paved garden.

The property has been updated and extended by the current owners to a very high specification. As you enter the property you are welcomed on the right hand side by the wonderful double reception room. The room is filled with natural light from the bay window and benefits from wooden flooring throughout, two decorative fireplaces, built in shelves and a built in dwarf cupboard. Adjacent is the kitchen which encompasses built in units

and integrated Siemens appliances, it has also been cleverly designed to allow space for a dining table. The kitchen also offers access to the garden through bi folding doors. The garden has been landscaped with garden lighting and mature plants and is the perfect space to relax in the sunnier months.

The first floor hosts a spacious double bedroom to the front of the house which benefits from built in wardrobes and is bathed with natural light from the two double windows. This floor also comprises another double bedroom and a modern bathroom featuring a walk in shower as well as a separate cloak room. The second floor mirrors the first and also hosts a spacious double bedroom to the front of the house and an additional double bedroom and bathroom with both a bath and shower to the rear.

### Tenure

Freehold

### Local Authority

London Borough of Wandsworth

### Energy Performance

EPC Rating = C

### 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 1600 sq ft, 148.6 m²

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Nansen Road, SW11  
Gross internal area (approx.):  
152.5 sq.m. (1642 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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

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