

# THE CHASE

London SW4



savills



Set over five floors, this substantial semi-detached Victorian home covers in excess of 3300 sq ft whilst benefiting from a 66 ft secluded garden and off street parking for two cars.





A rare opportunity to purchase an immaculately presented family home on a highly sought after road. This stunning family home has been refurbished to a high standard whilst retaining many original features with lovely high ceilings and cornices. It has been stylishly extended to the rear and provides flexible accommodation and wonderful entertaining space.

The raised ground floor comprises a generous entrance hall which opens onto the spacious double reception room on the right hand side. This beautiful room is flooded in natural light from the bay window and boasts two stunning fireplaces, wooden flooring and beautiful space for relaxing and entertaining.



Stairs lead from the hall to the exceptional lower ground floor, which also benefits from direct access at the front of the house, where a stunning open plan kitchen/dining/family room has been created. The kitchen is fitted with an array of Shaker style built-in units, integrated appliances including a wine fridge and currently hosts an island in the middle. A relaxing family room is situated to the front of this floor and features a gas fireplace. The rear of this floor boasts an impressive glass ceiling bathing the room in light and is currently laid out as a dining room and opens onto the beautiful over 66ft garden through bi-folding doors. This floor is completed with a utility room and a cloak room.

The pretty 66ft walled garden benefits from patio, decking and lawn surrounded by trees and shrubs and includes a charming terrace at the rear of the garden together with a garden shed. There is also useful access to the front of the property, ideal for bicycles and bins and off-street parking at the front of the house.

The majority of the first floor is given over to the spacious principal suite with a stunning dressing room with built in wardrobes. Beyond that is the en suite bathroom with twin sinks a bath and a separate shower. There is a further single bedroom on this floor, ideal for a study.

The second floor boasts a family bathroom, two double bedrooms and a single bedroom.

The third floor has been converted into a magnificent double bedroom which benefits from lots of natural light and good storage space under the eaves. There is also a charming bathroom with attractive free standing bath.

#### Accommodation

Reception room ♦ Kitchen/family room ♦ Dining room ♦ Five bedrooms ♦ Three bathrooms ♦ Dressing room ♦ Garden  
Off-street parking ♦ EPC E ♦ Council Tax G

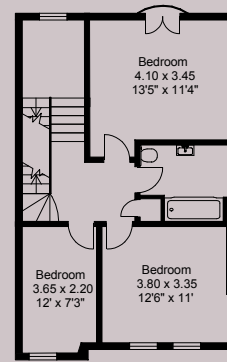
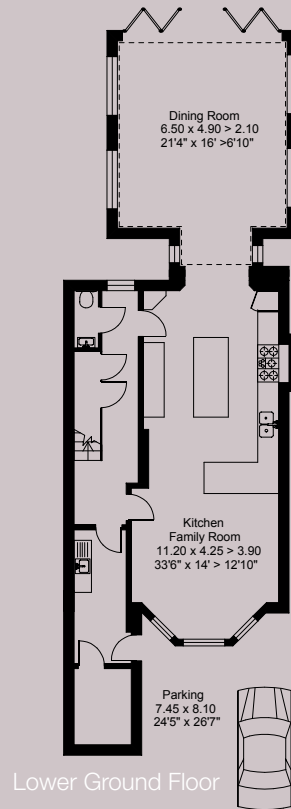
Freehold

London Borough of Lambeth

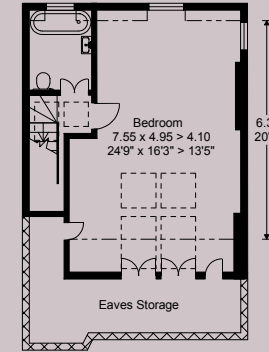


Gross Internal Area  
(Approx.)  
307.9 sq.m. (3,314 sq.ft.)  
Plus eaves storage 11.9  
sq.m. (128 sq.ft.)  
Total area shown on plan  
319.8 sq.m. (3,342 sq.ft.)

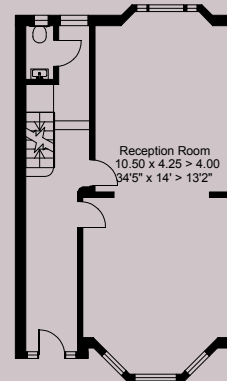
Garden  
20.30 x 7.85  
66'7" x 25'9"



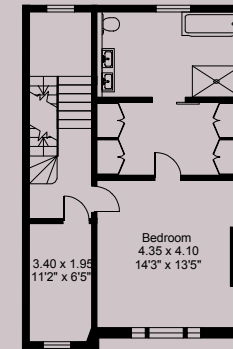
Second Floor



Third Floor



Ground Floor



First Floor



The Chase is situated in an idyllic location to the North of Clapham Common with its green open space and wonderful facilities.

Transport is good with Clapham Common underground station nearby (approximately 0.6 miles away) along with numerous bus services going both locally and to the North of the River.

The area is well known for its excellent selection of schools both in the state and private sector for example, Eaton House.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Savills.

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