

GAUDEN ROAD

London SW4



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A stunning end of terrace Victorian home which has been entirely renovated to an exceptionally high standard, offers an incredible nearly 100ft long garden, off street parking and is situated in an idyllic location close to Clapham Common.

The property is situated on this most sought after street in the Sibella Conservation Area, conveniently located for the amenities of Clapham and the wide open spaces of Clapham Common. Within easy reach of Clapham Old Town the area has a wide range of attractions, including an independent cinema, many bars, restaurants (including Michelin starred), artisan food shops and a weekly food market, supermarkets, cafes, several gyms, beauty salons, and hairdressers. Local transport links include Clapham North, Clapham Common and Stockwell Underground Stations (Northern and Victoria lines) and Wandsworth Road and Clapham High Street Overground stations and various bus routes, all giving easy access to the City and West End. The area has an excellent selection of local state and private schools.

This end of terrace Victorian property is approached via secure gates and is presented in immaculate condition having been recently renovated by the current owners. To the side of the house is parking for three cars which in turn gives access to the extra large garden.

The property has been entirely renovated to a high standard yet retains its original charm and features including Chesney fireplaces in reception, dining and primary bedrooms, stripped and polished original floorboards (or Sinclair Till sisal carpet), Fired Earth tiling, high ceilings, tall windows, elegant staircases and original plasterwork. The bright and well balanced accommodation offers outstanding proportions throughout.





The raised ground floor comprises: generous entrance hall, and two light-filled double reception rooms with bay windows and bespoke book cases. These rooms can be separated by library doors or opened out into one large room.

The lower ground floor has its own entrance from front or back gardens and comprises a sensational kitchen/ dining/reception space with an abundance of natural light, a parquet wooden floor with under-floor heating and a bespoke hand-crafted kitchen with concrete work surfaces and integrated state of the art appliances. The space opens onto the garden. Additionally there is a separate utility / flower room, boot room, wc and housemaids cupboard.

Upstairs, the entire first floor is arranged as a primary bedroom suite with roll-top bath, a separate shower, double basins and dressing room. To the rear is a secluded roof terrace with views over London and which catches the last of the evening light and is therefore ideal for sitting with a glass of wine after work.

The second floor has three double bedrooms two with fitted wardrobes, and one with ensuite shower room. There is a further shower room and linen cupboards.

The attic is one large room currently used as a further lounge area but can be used as an extra bedroom, workspace or yoga room. There is extensive eaves storage.

The garden is nearly 100ft long, very wide, and south west facing. It comprises of several distinct area. A terrace leads straight from the kitchen and utility rooms with herb garden, outdoor kitchen and raised dining area. Stone steps lead to the formal area with an allée of espaliered trees, lawns, ponds and flower beds which in turn leads to the potager with raised beds and then a further small orchard which also benefits from access to the private road at the back of the house.

Accommodation

Victorian end of terrace ♦ Kitchen/dining room ♦ Two reception rooms ♦ Study ♦ Five double bedrooms ♦ Dressing room ♦ Three bathrooms and two further cloakrooms ♦ Utility/flower room ♦ Extra large garden ♦ Off-street parking ♦ EPC=E

Tenure Freehold
Local Authority Lambeth
Viewing Strictly by appointment with Savills



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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