



A five bedroom home located near Clapham Common

Lessar Avenue, London, SW4 9HW

Freehold





Double Reception Room • Kitchen/Dining Room • Five Bedrooms • Three Bathrooms • Garden

**Local information**

Lessar Avenue is situated just off the south side of Clapham Common with its wonderful facilities and green open spaces. There are many excellent shops, wine bars and restaurants nearby on Abbeville Road and Clapham High Street as well as good transport connections either by bus or by train from Clapham South underground station, which offers services into the City and West End. The area is also renowned for its many schools both in the state and private sector.

**About this property**

A five bedroom family home covering in excess of 2440 sq ft close to Abbeville Road

You are welcomed on the right hand side by a bright and spacious double reception, which has the ability to be separated into two by library doors. The room features two fireplaces and a large bay window to the front, which allows the room to be bathed with natural light. Adjacent is the kitchen breakfast room which offers an abundance of space, a central island and modern units having been designed to allow for a large dining table. The kitchen in turn gives access to the 25ft paved garden, which is the perfect setting for al fresco dining in the warmer months. This floor also hosts a cloakroom.

The first floor hosts a large double bedroom to the front of the house which encompasses a

beautiful bay window and built in wardrobes. A further two bedrooms are located on this floor as well as a family bathroom. The second floor features two additional bedrooms as well as a further two bathrooms.

The property also benefits from a basement and loft storage ideal for secondary storage.

**Tenure**

Freehold

**Local Authority**

London Borough of Lambeth

EPC rating = D

**Viewing**

Strictly by appointment with Savills







Lessar Avenue, London, SW4 9HW  
 Gross internal area (approx) 2448 sq. ft

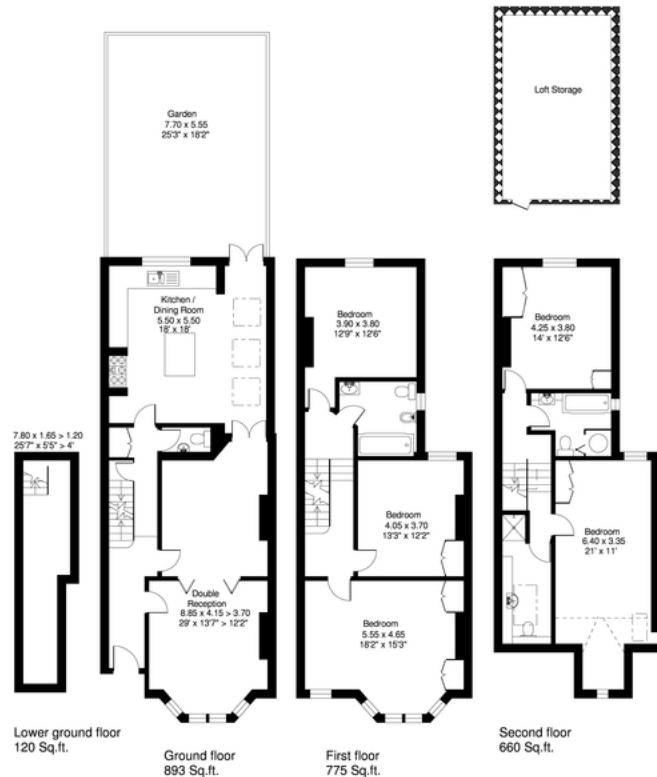
Chris Lewis  
 Savills Northcote Road  
 020 3428 2222  
 cblewis@savills.com



savills.co.uk

Lessar Avenue, SW4

Gross internal area (approx.):  
 227.4 sq.m. (2448 sq.ft.)  
 Plus loft storage 20.9 sq.m. (255 sq.ft.)  
 For identification purposes only. Not to scale.  
 Floorplanners ©



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		61	
(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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