

# CLAPHAM COMMON NORTH SIDE

London, SW4



savills



A stunning house in a fantastic location benefitting from a self-contained flat with its own front door.



Covering in excess of 3,200 sq ft. This stunning property offers a unique opportunity for the new owner to purchase a freehold building currently laid out as two flats, with the upper maisonette having been recently refurbished to a very high standard. On the ground floor is a one bedroom flat and on the lower ground, first, second and third floors is the second flat. The ground floor flat, known as 50 Tregarvon Road has its own private entrance accessed from Tregarvon Road and a patio garden which gives two entrances into the property. The flat comprises one bedroom and bathroom, a bright kitchen / dining area which leads through to the spacious living area which is filled with natural light from the bay window and boasts wooden flooring throughout.

The maisonette is located on the upper three floors and lower ground floor of the property. On the first floor is a spacious reception room currently used as a dining room with high ceilings, an ornate fireplace and far reaching views over Clapham Common. Adjacent is the kitchen breakfast room with modern fitted units designed to allow for a generous dining table. On the lower ground floor is a family room/ study with direct access to the beautiful private garden. The second floor currently boasts a formal reception room with two bedrooms and a family bathroom. The third floor completes the accommodation with a large master bedroom with a bank of fitted wardrobes and access to the stunning roof terrace with views over south London towards the City. The maisonette further benefits from a garage which you can access from the side entrance to the maisonette.

Planning permission has been obtained by the current owner to revert the property back to single dwelling. The planning number is 2020/4678, please ask for more details or revert to Wandsworth council website.

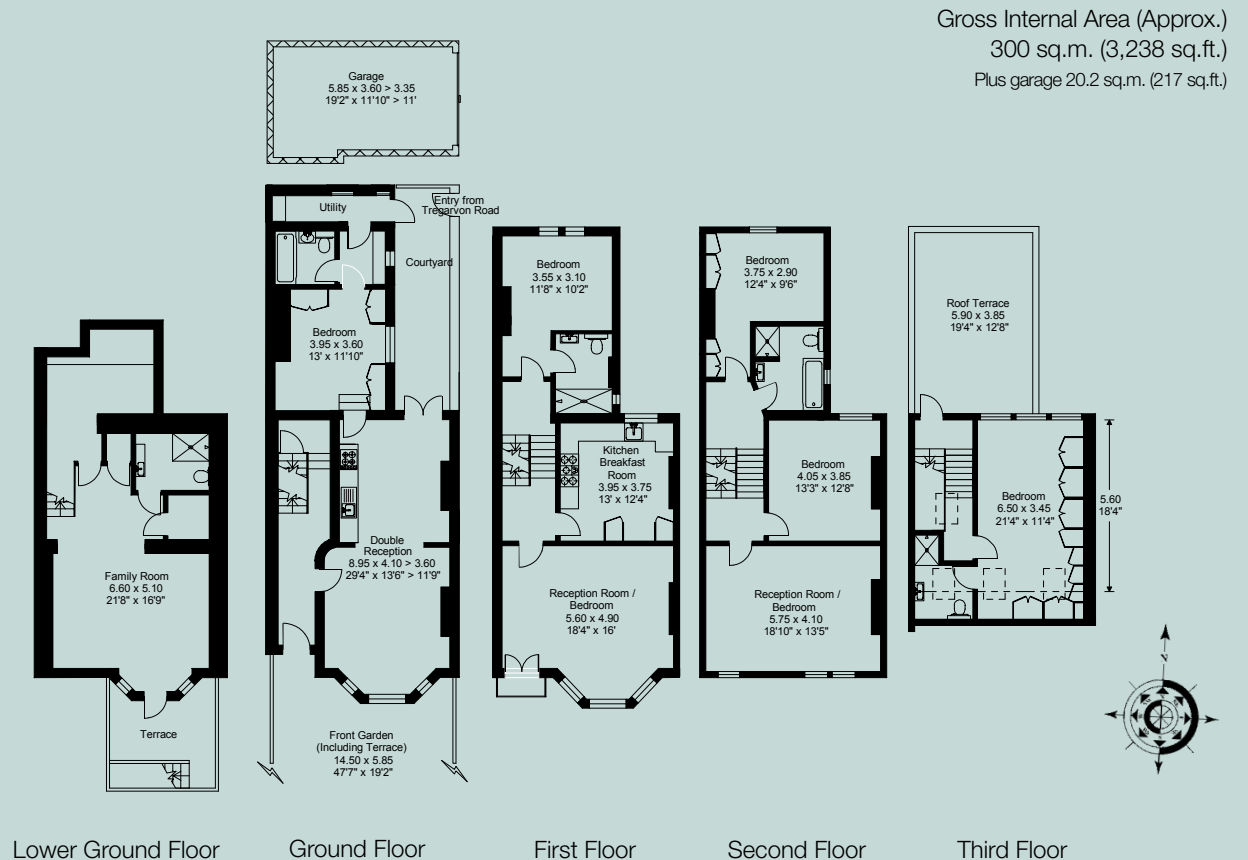
#### Accommodation

Five bedrooms ♦ Reception room ♦ Kitchen/breakfast room ♦ Family room ♦ Garage ♦ Roof terrace ♦ Front garden ♦ Self-contained one bedroom flat with its own front door ♦ EPC=D

Freehold ♦ London Borough of Wandsworth



Clapham Common North Side runs parallel to the open expanses of Clapham Common with its tennis courts, a bowling green, cricket nets and café. The property is ideally located for access to the charming shops, cafes and restaurants located on Battersea Rise, Northcote Road and Clapham Old Town. For transport, Clapham Common Underground Station (Northern Line) offers services into the City and West End and Clapham Junction Station mainline also provides services into London Victoria and London Waterloo. The area further benefits from an excellent selection of schools.



Viewing: Strictly by appointment with Savills.

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