

# LESSAR AVENUE LONDON SW4

A stylish, semi-detached, five bedroom house boasting a south facing garden within close proximity to Clapham Common.

Set back behind an attractive front garden this sensational family home beautifully designed by the current owners, offers superb living and entertaining space whilst retaining charm and elegance.

To the front of the property is a welcoming double reception room, with two feature fireplaces, extensive shelving and a large bay window flooding the room with natural light.

To the rear is a generous shaker style kitchen and dining area with a central island come breakfast bar, boasting solid oak flooring, an extensive range of units, integrated appliances and two large skylight windows, setting the perfect ambience with an abundance of natural light.



Photos as previously furnished





The area is further extended via French doors onto the south facing garden, ideal for alfresco dining.

The first floor comprises a luxurious master bedroom suite with fitted wardrobes and an elegant bathroom with double sinks. There is a further bedroom with fitted wardrobes and a separate guest cloak room on this floor.

The second floor completes the accommodation with three bedrooms, all with fitted wardrobes and a family shower room.

The property further benefits from a generous sized cellar.

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 offering services into the City and West End. The area is also renowned for its many excellent schools.

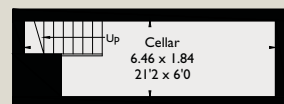
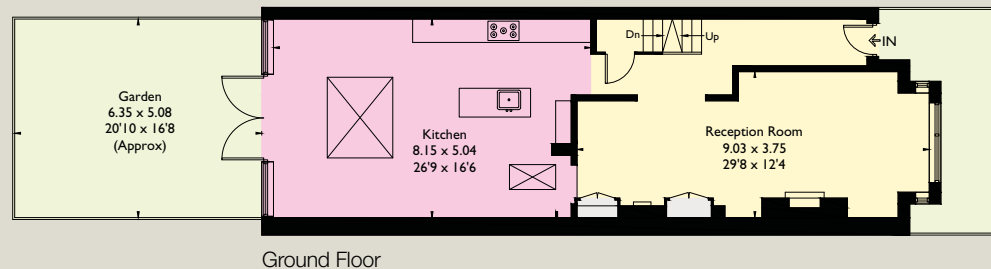
Please note these photos were taken over 6 months ago.

Gross Internal Area (Approx.)

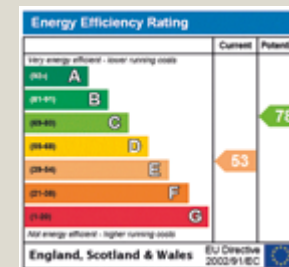
204.4 Sq M - 2,200 Sq Ft

Cellar = 12.6 Sq M - 136 Sq Ft

Total = 217 Sq M - 2,336 Sq Ft



= Reduced headroom below 1.5m / 5'0"



#### Accommodation and Amenities

- ◆ Double reception room
- ◆ Kitchen
- ◆ Master bedroom suite
- ◆ 4 further bedrooms
- ◆ Shower room
- ◆ Guest cloakroom
- ◆ Cellar
- ◆ South facing garden
- ◆ EPC=E
- ◆ Freehold
- ◆ London Borough of Lambeth



Viewing: Strictly by appointment with Savills.

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