



A stunning modern four bed house with a 42 ft garden

Lavender Gardens, London, SW11

Freehold



Kitchen/Family Room • Reception room • Four bedrooms • Three bathrooms • Loft storage • Garden

#### Local information

Lavender Gardens is a popular, one way residential road, situated between Lavender Hill and Clapham Common North Side. The charming shops, bars and restaurants are located in close proximity on both Battersea Rise and Northcote Road. The open expanses of Clapham Common are nearby with all its recreational activities including tennis courts, cricket nets and a café.

For transport Clapham Junction Station is a short walk away, providing direct mainline station services into London Victoria and Waterloo. The area is also well connected by a number of bus routes and is well renowned for its fantastic selection of local schools.

#### About this property

This stunning 1,800 sq ft, four bedroom home was built 11 years ago and offers a wonderful balance of Victorian external styling with a modern interior. The property is approached through the front garden and comprises of a spacious reception room at the front with a beautiful oak parquet floor that spans the entire ground floor.

Adjacent is a cloakroom and to the rear a wonderful 374 sq ft open plan kitchen and family room with two tone units that have been cleverly designed to allow for a large dining table as well as a spacious seating area.

The kitchen in turn gives access to the 42 ft west facing garden that itself has been separated into seating, dining and lawn areas. The first floor comprises of a principal bedroom with fitted wardrobes and a large en suite bathroom with separate shower.

There is a further large double bedroom and en suite on this floor with two further double bedrooms and a family bathroom completing the accommodation on the second floor. The property also includes storage in a large loft and in the eaves.

#### Tenure

Freehold

#### Local Authority

London Borough of Wandsworth

EPC rating = C

#### Viewing

Strictly by appointment with Savills







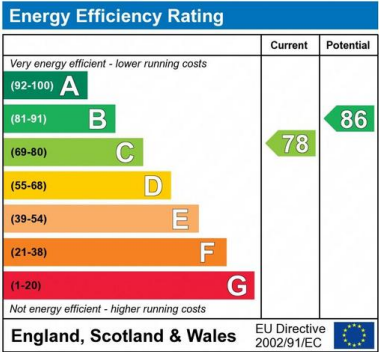
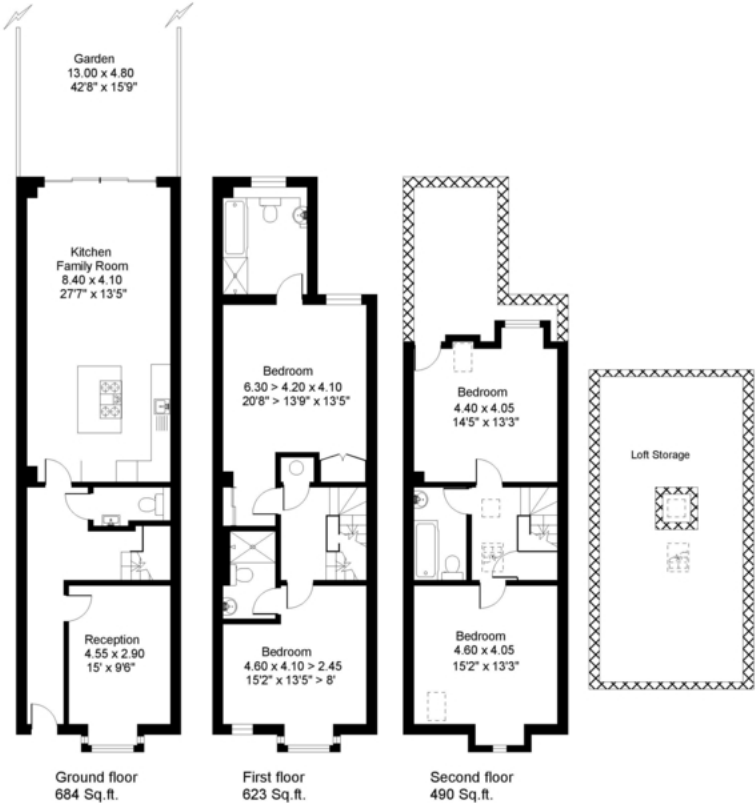


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Gross internal area (approx.):  
166.9 sq.m. (1797 sq.ft.)  
Plus eaves storage 46.8 sq.m. (503 sq.ft.)  
Total area shown on plan 213.7sq.m. (2300 sq.ft.)  
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