



An immaculately presented five bedroom home with a beautiful south facing garden.

**Broxash Road, London, SW11**

Guide Price £1,875,000 Freehold





**Local Information**

Broxash Road is situated in an idyllic location 'Between the Commons' running off Clapham Common West Side.

The recreational facilities of Clapham Common, including tennis courts, cricket nets and a café are situated in close proximity being approximately 0.1 miles away.

For transport links, Clapham South underground station provides Northern Line services into The City and West End. Clapham Junction and Wandsworth Common Station provide mainline transport with services into London Victoria and London Waterloo. The area is also well connected by a variety of bus routes.

The area also benefits from a superb selection of both state and private schools, for example Thomas's Clapham and Broomwood Hall.

**About this property**

Situated on a highly desirable road 'Between the Commons' is this immaculately presented five bedroom home which is presented in wonderful condition and benefits from a predominantly south facing garden.

As you enter the stunning property you are welcomed by a beautiful tessellated floor in the entrance hall. Leading off the hall on the right is the light and airy double reception room. The reception room is flooded with natural light from the bay window and boasts a large decorative fireplace, stripped and varnished wooden floors and opens via library doors to the rear reception room which in turn leads through to the extended kitchen breakfast room. The kitchen is fitted with an abundance of built-in contemporary white units, integrated appliances, boasts a generous island having been designed to allow for a large dining table. The kitchen is

bathed in natural light from the bi fold doors and array of Velux windows.

The beautiful, just under 30ft, predominantly south facing garden is paved and planted with mature shrubbery. The garden is secluded and offers a fantastic space for alfresco dining.

The first floor comprises three double bedrooms. The principal bedroom is located to the front and features a bay window allowing the room to be bathed in natural light, a decorative fireplace and wooden flooring throughout. The rear double bedroom is fitted with built in shelving and is currently being used as a study. A family bathroom complete with roll top bath and tongue and groove feature complete this floor.

There are a further two double bedrooms on the second floor, both benefit from built-in wardrobes with the front also having access to eaves storage. There are a further two bathrooms on this floor.

The property further benefits from a cellar, perfect for extra storage.

**Tenure**

Freehold

**Local Authority**

Wandsworth

**Council Tax**

Band = G

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office.  
Telephone: +44 (0) 20 3428 2222.





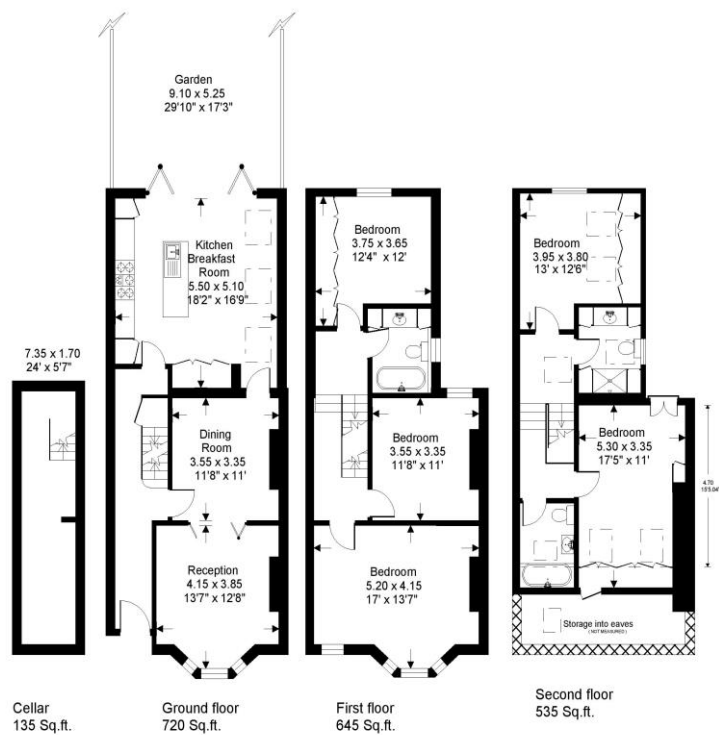


Broxash Road, London, SW11  
Gross Internal Area 2035 sq ft, 189.1 m²

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Broxash Road, SW11  
Gross internal area (approx.):  
189 sq.m. (2035 sq.ft.)  
Plus eaves storage 7.2 sq.m. (78 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	78
(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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