



The Chase, Clapham
London, SW4

HAMPTONS
INTERNATIONAL

Beyond your expectations

A wonderful 5/6 bedroom Victorian family home EPC:C

Hamptons International

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5 Bedrooms | Entrance Hall | Cloakroom | Cellar | Kitchen/Dining Room | Family Room | Breakfast Room | 2 Family Bath/Shower Rooms | En Suite Bathroom | Study/Bedroom 6 | Front Garden | Rear Gardens | Independent Air Conditioning to 3 Bedrooms

Asking Price £2,100,000 Freehold

Description

A wonderful 5/6 bedroom Victorian family home located on one of the most sought after roads in Clapham Old Town and just moments from the Common. The bright and flexible accommodation which offers potential for extension and off street parking (STPP) comprises briefly; impressive entrance hall, cloakroom, cellar and beautifully proportioned drawing room with limestone fireplace, bay window to the front and herringbone parquet flooring. There is a wonderful open-plan kitchen/dining room to the rear with two sets of French doors leading to the garden, a separate playroom and breakfast room. A lovely galleried staircase leads to a spacious master bedroom benefitting from an extensive range of built in wardrobes and a modern en-suite bathroom. Additionally, there are a four further good size bedrooms, a study/bedroom 6 and two family bath/shower rooms. Outside there is a secluded front garden and a mature rear garden mainly laid to lawn with a decked area adjoining the rear of the property. Additionally, there is air conditioning in the master and two further bedrooms.

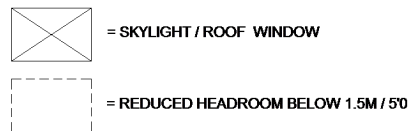
Location

The property is ideally located at the Clapham Common end of The Chase, close to its wonderful recreational facilities and Clapham Old Town, offering various boutiques, bars, restaurants, cinema, supermarket and gym. Clapham Common station provides the nearest underground transport. There is an excellent selection of local state and private schools including Eaton House,

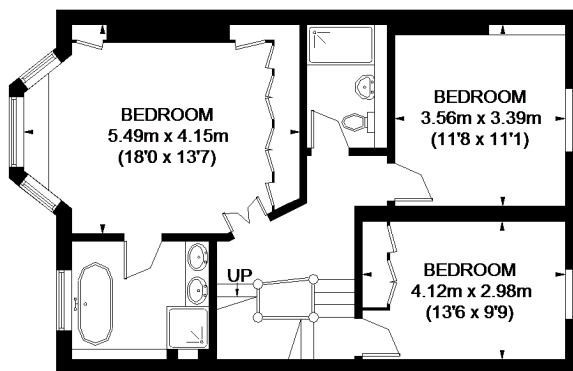
Parkgate School, Thomas's and L'école de Wix Lycée français.



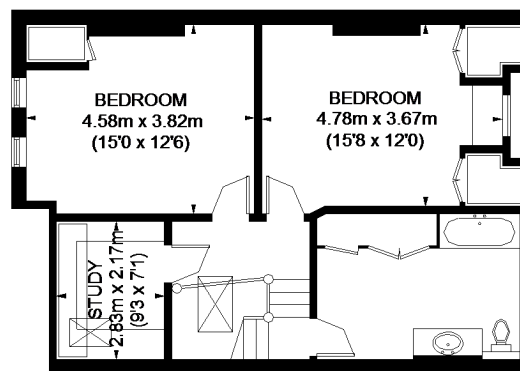
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



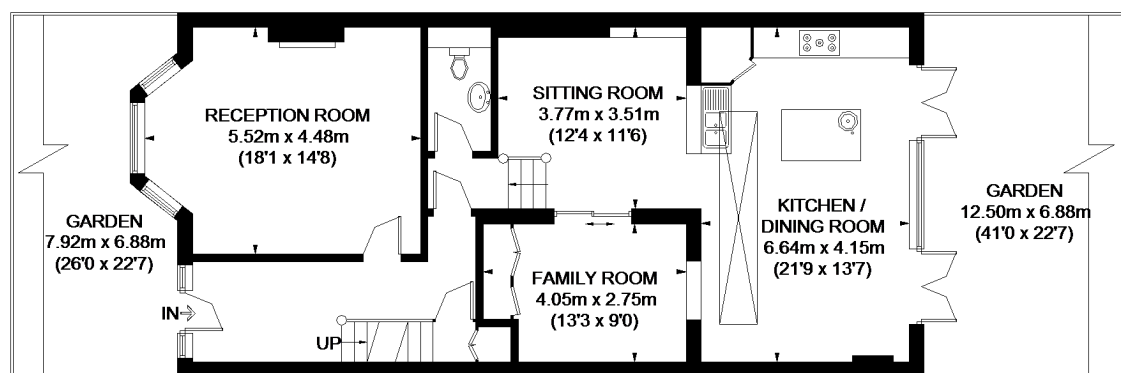
THE CHASE



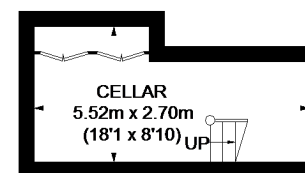
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
LOWER GROUND FLOOR / CELLAR
136 SQ. FT. (12.6 SQ. M.)
GROUND FLOOR = 1053 SQ. FT. (97.8 SQ. M.)
FIRST FLOOR = 729 SQ. FT. (67.7 SQ. M.)
SECOND FLOOR = 607 SQ. FT. (56.4 SQ. M.)
REDUCED HEADROOM
44 SQ. FT. (4.1 SQ. M.)
TOTAL = 2569 SQ. FT. (238.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID226980)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

