

ENGLEWOOD ROAD, CLAPHAM SOUTH, SW12
GUIDE PRICE: £1,500,000 - £1,750,000



WILFORDS
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2,212 SQ FT / 206 SQ M
4 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS | FREEHOLD

An incredibly spacious terraced Edwardian family house measuring 2,212 Sq. Ft/206 Sq. Mtrs, which retains many fine period features. While it has been well maintained, it does nonetheless offer a blank canvas for an incoming purchaser, to personalise it to their own specification.

The property is arranged over four floors, starting with a much larger than average basement level which doubles as storage or an informal playroom/study. The ground floor provides three reception rooms, a fitted kitchen, utility room and guest W.C. Over the first and second floors are four double bedrooms served by two bathrooms, with the top floor shower room being ensuite and reached via a large walk in dressing room.

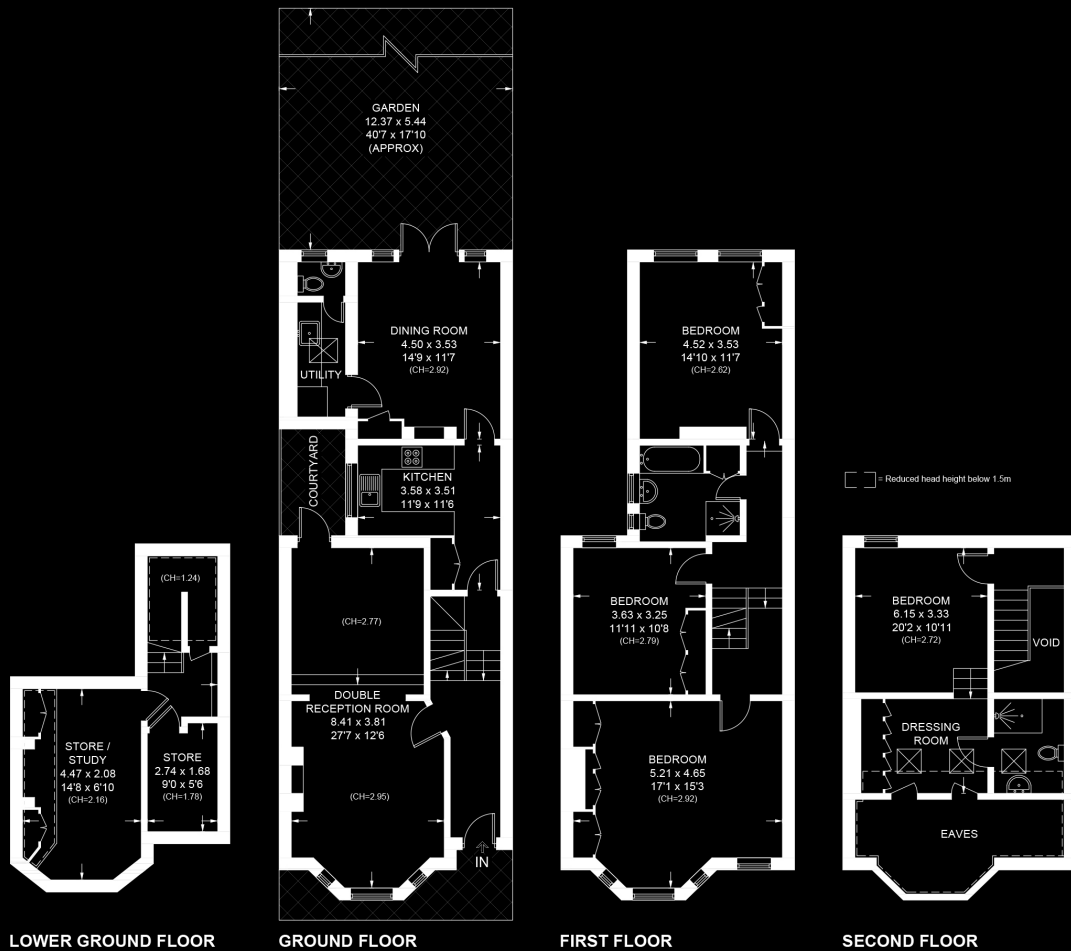
To the rear is a beautifully established garden which measures over 40' in length and in turn backs on to other sizable gardens, ensuring a high degree of privacy.

Englewood Road is an extremely peaceful, one-way street only moments away from the open spaces of Clapham Common and merely a 5 minute walk away from the Northern line. Moreover, Abbeville Village is also very close at hand and as such this home would seem to tick all the boxes for those seeking a substantial family home in a desirable location, close to all amenities.

**SCAN TO VIEW
THIS PROPERTY**



Approximate Area = 205.5 sq m / 2212 sq ft
Including Limited Use Area (21.5 sq m / 231 sq ft)
(Excluding Void & Including Eaves)



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Floor plan for identification purposes only - not to scale.

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