



Grandison Road, SW11



A beautifully presented and extended Victorian house situated 'between the Commons' and moments from Northcote Road and Clapham Common.

#### 4 BEDROOMS | 3 BATHROOMS

End of terrace Victorian house | Double reception room | Extended kitchen/dining room | Principal bedroom with en suite and dressing room | Three further double bedrooms | Two further bathrooms | Utility room/cellar | 32 ft garden | EPC rating: D | Council tax band: G | 2,077 sq. ft. / 192.95 sq. M | Chain free

#### ASKING PRICE:

**£1,795,000**

FREEHOLD

BOROUGH OF WANDSWORTH



#### SCHOOLS

Belleville Primary	0.1	miles
Thomas's Clapham	0.3	miles
Honeywell School	0.4	miles

#### TRANSPORT

Clapham Junction	0.7	miles
Clapham South	0.8	miles
Multiple Bus Routes		

#### AMENITIES

Clapham Common	0.2	miles
Northcote Road	0.2	miles
Wandsworth Common	0.4	miles





We are delighted to offer this beautifully presented Victorian house, located 'between the Commons' and moments from the Northcote Road. Measuring 2,077 sq. ft, this stunning end of terrace family home retains a wealth of original period features and is finished to a very good standard throughout.

Upon entering this stylish and modern home, to the right, you step into the spacious double reception room which has beautiful wood flooring throughout and bespoke cabinetry. Boasting excellent ceiling height this elegant living space is also flooded with light from the wide bay windows to the front. To the rear of the house you find the bright and extended kitchen which incorporates a large dining area. The kitchen itself is fitted with a generous array of wall and base units, a large range cooker with a six-burner gas hob and overhead extractor. This family space boasts a central island which includes the double sink within the stone countertop which provides ample seating for numerous bar stools. This tasteful room benefits from tiled flooring throughout and is bathed with natural light from the bifold doors which open onto the garden, creating a wonderful space to relax and entertain, particularly in the warmer months.

The larger than average walled garden boasts a stunning fig tree, a central lawn laid with natural grass and a tiled patio area by the kitchen. There is plenty of space for seating and dining, and for children to play. This secluded and pretty garden also benefits from a useful side gate access to the street. The lower ground floor has been converted into a good-sized utility room which is fitted out with a washing machine, tumble dryer and numerous cupboards for further storage.



On first floor, and to the front, you find the bright principal bedroom suite which boasts a wide bay window, bespoke cabinetry and generous proportions throughout. Between the bedroom and bathroom you find the dressing room with bespoke cabinetry and plenty of storage space. The sumptuous en suite bathroom comprises a raised bath with tiled surround and a large sash window with views to the rear. To the rear of the first floor is a double bedroom benefitting from built in wardrobes and being adjacent to a family bathroom. On the second floor, to the rear, is a further double bedroom with a shower room adjacent to it. On the top floor, you find a further and substantial double bedroom with windows to the front and rear. This generous and bright room offers an abundance of light and space as well as access to the eaves storage.

Grandison Road offers immediate access to the amenities of Northcote Road with its vast array of restaurants, shops, cafés and bars. The wide-open spaces of Clapham Common are seconds away with all its amenities, including sports pitches, tennis courts, ponds and café.

The property benefits from the excellent transport links of Clapham Junction mainline railway station with trains to Victoria, Waterloo and Gatwick, Clapham South underground station is a short walk along the common, and there is an extensive network of bus routes providing extensive access to Central London and beyond.

There is a good variety of well-established independent and state schools in the area, with the closest being Belleville School but also including Thomas's Clapham, Honeywell School, Bolingbroke Academy and both Broomwood Schools.













"We've truly loved living in this beautiful end of terrace home. The abundance of natural light throughout the day, and the far-reaching views, extending all the way to both commons, have been a constant reminder of how special this location is. In addition, being on Grandison Road, with its convenient distance to everything the neighbourhood has to offer, and its tight knit community of friendly and caring people, has made us feel truly at home throughout the years we spent there."

**THE OWNERS**

# GRANDISON ROAD, SW11

Approximate gross internal area

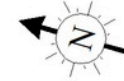
2077 sq ft / 192.95 sq m

(Including Eaves)

Eaves

55 sq ft / 5.10 sq m

Key :  
CH - Ceiling Height



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.



CHELWOOD PARTNERS

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