



Crescent Lane, SW4

£1,750,000 Freehold

2209 sq ft (205 m²) • 5 bedrooms • 2 bathrooms • 2 reception rooms • close to transport • near clapham common • newly refurbished • chain free • scope to extend (STPP) • EPC: E



Douglas
& Gordon



A wonderful family home extending over 2200 sq.ft on this popular road in the Abbeville Village. This grand house offers remarkable entertaining space and has some lovely original features including a stunning gallery staircase and Victorian fireplaces. The house could also be further extended (STPP).

Downstairs a wide entrance hall leads to the double reception room which in turn has French doors leading to the garden, there is a large kitchen/breakfast room and a useful cellar under the hall. Upstairs are five double bedrooms and two bathrooms. Ample storage space is also found throughout.

Crescent Lane runs just off of the Abbeville Road, this house is well placed both for the shops and restaurants of the village and Clapham High Street. Within close proximity Clapham Common is a short walk away with its wide open spaces and amenities.

There are an abundance of schools and nurseries which are found locally, making it a very popular family area. Transport links are found at Clapham Common (northern line), 10 minutes walk away, and buses to Sloane Square. There is a mainline station on Clapham High Street and local bus routes.

5 bedrooms * 2 bathrooms * 2 reception rooms * close to transport * near clapham common * newly refurbished * chain free * scope to extend (STPP) * EPC: E

Approximate gross floor area:
 2209 sq ft (205 m²)
 Includes Cellar or Storage
 Space where applicable

FOR ILLUSTRATIVE PURPOSES
 ONLY. NOT TO SCALE.

As defined by RICS code of
 measuring practice

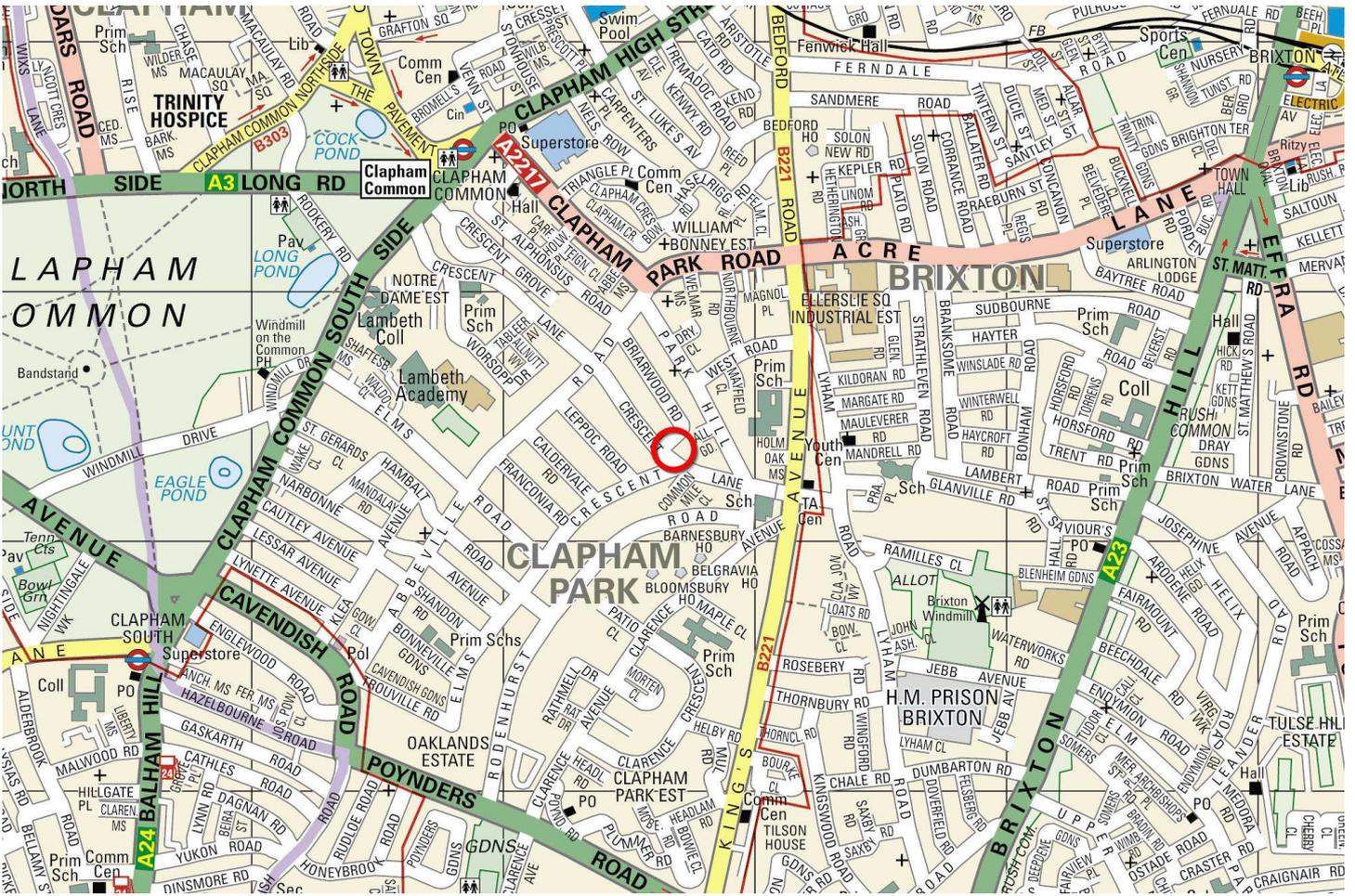
This floorplan is representative and for
 illustrative purposes only. The measurements
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 scale. They should not be relied upon by any
 party. Prospective purchasers or tenants are
 advised to carry out their own survey if they
 require reliable measurements. No
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 Details Prepared: 4 March 2022

Crescent Lane, Clapham, SW4



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Clapham Common
 720m (9 mins) (Line of sight)
 Gross floor area: 2209 sq ft (205 m²)
 Local authority: Lambeth
 Council tax band: Unknown



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	80
49	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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