



**Lavender Gardens, Clapham, SW11**

3 bedroom flat - conversion for sale

**£1,100,000**

Leasehold

## Property Details

The heart of the home is a stunning dual-aspect open-plan living room that spans the entire length of the building, measuring over 40 feet in length. The perfect living space in which to cook, dine, entertain and lounge. The contemporary kitchen at the rear of the property is complete with a range cooker, high-end integrated appliances, ample storage and plenty of worktop surface space with a central island/breakfast bar. Dimensions allow for a large dining table with plenty of room for a comfortable and cosy lounge area. A characterful bay window at one end and large glass-panel sliding doors flood the room with natural light, allowing a seamless transition from the living area through to the 35ft, low-maintenance private garden. There is also a WC tucked away conveniently within the entrance hall. Three double bedrooms, three bathrooms, and a convenient utility room sit peacefully on the floor below. The master bedroom is particularly appealing, with a walk-in wardrobe, a sleek en-suite bathroom, and access out onto the private patio at the rear. The second and third bedrooms are both comfortable doubles with built-in storage, one benefitting from patio access and the other an en-suite bathroom. A handy utility room and a modern, family-sized bathroom complete the property.

Council tax band E    EPC rating B (82)

## Features

- Three double bedrooms
- Three bathrooms
- Over 1500 square feet of internal space
- Split-level and immaculately finished
- Private garden and private patio
- Victorian conversion
- Bright, airy and characterful
- Minutes from Clapham Junction, Battersea and Clapham High Street
- Nestled between Clapham Common and Battersea Park
- Chain-free

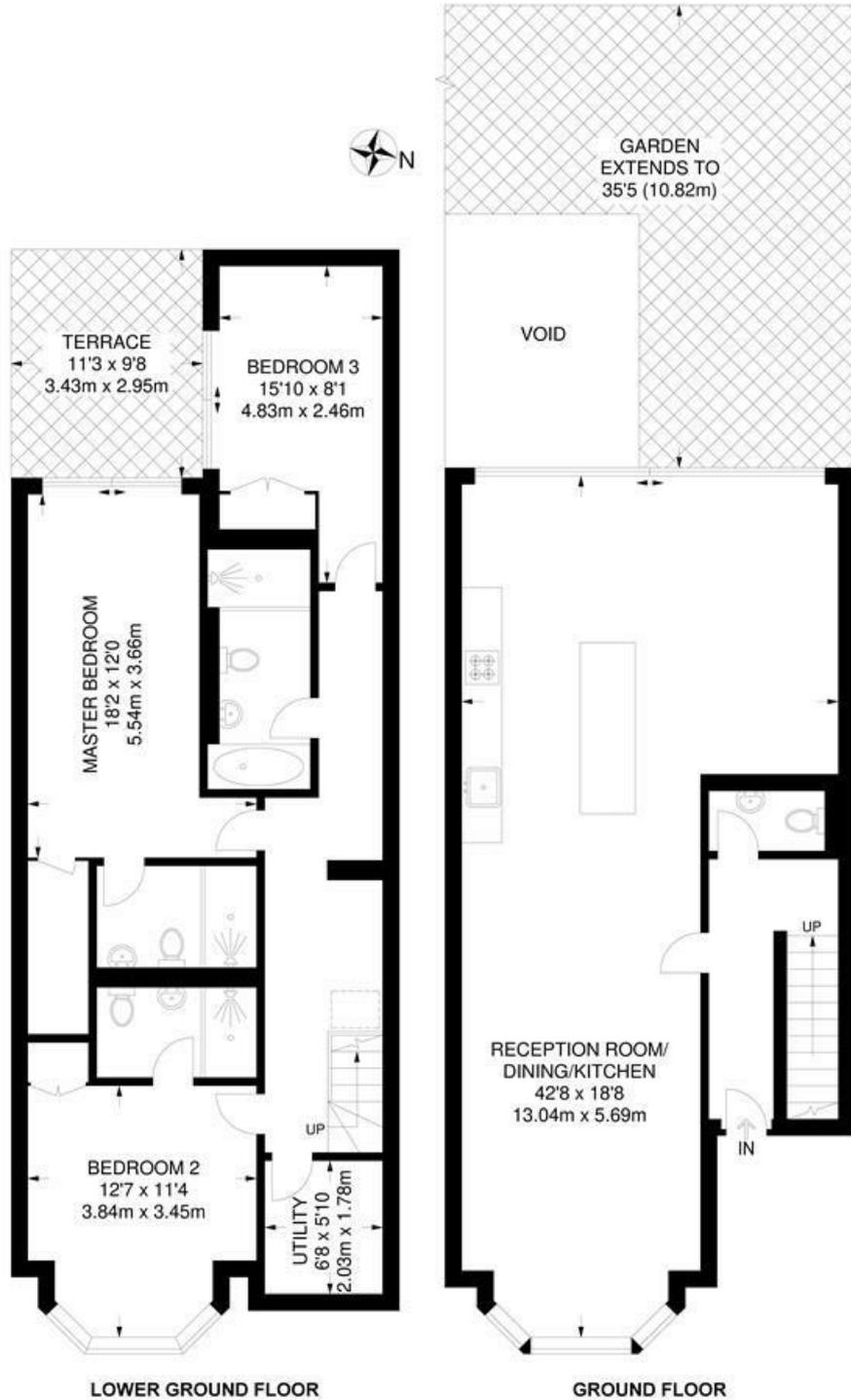




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3 Bedroom

APPROXIMATE TOTAL INTERNAL AREA: 1512 SQ FT / 140.5 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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