



CLAPHAM COMMON
SOUTHSIDE, LONDON SW4

GRANT J BATES
— PROPERTY —



A landmark residence in the heart of Clapham



Clapham Common Southside, London SW4

Freehold

- Turnkey
- High Ceilings
- Prime Position
- Underfloor Heating Throughout
- Private Garden, Balcony and Roof Terrace
- Excellent Condition and Completely Refurbished
- Outstanding Far-Reaching Views Over Clapham Common
- Secure Gated Off-Street Parking for Two Cars with EV Charger

Description

Commanding a prime position directly opposite 220 acres of Clapham Common, this magnificent late-Victorian 5-storey townhouse blends historic grandeur with elegant contemporary living.

Built in the 1890s in the coveted ‘Pont Street Dutch’ red-brick style, the home has been thoughtfully restored throughout – including new bathrooms, kitchen, roof, and underfloor heating. A Flemish-style herringbone brick path, bordered by fragrant star jasmine, alliums, and ceanothus, creates an elegant and welcoming approach.

Grand Interiors, Exceptional Detailing

The strong black Cerberus front door opens into the extra wide hallway where the dramatic 3.2-metre ceiling and four-tier glass chandelier set the tone for the home’s elegant proportions. Marble flooring flows through the hallway, anchored by a wide oak staircase at the heart of the home.

Grant J Bates

Director

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From here, tall double doors reveal a bespoke Leicht kitchen complete with Miele appliances, a Quooker tap, illuminated wine cooler, generous cabinetry, a breakfast bar, and a large adjoining dining area.

The sun-filled orangery beyond the kitchen is a serene, glass-framed retreat ideal for morning coffee or evening repose, from here double Crittall doors lead onto a balcony and the 33' garden beyond.

Breathtaking Views, Refined Living Spaces

The first-floor bathroom features polished 'Georgica Pond' marble flooring by Fired Earth and garden-facing windows dressed in natural linen blinds. Elegant Aston Matthews fittings include a cast-iron bath, walk-in rainfall shower with handheld attachment, and polished nickel hardware throughout — combining timeless style with modern comfort.

The main reception room – a magnificent entertaining space - features herringbone oak flooring, soaring ceilings, and opens onto a Juliette balcony. From this elevated position, enjoy uninterrupted views of the tranquil Eagle Pond and the expansive greenery beyond — arguably the finest vantage point in Clapham. A corbel marble fireplace and statement chandeliers add timeless elegance, while the adjoining cosy snug with garden views and bespoke bookcases offers a more intimate space for relaxation and movie nights.







Principal Suite & Double Bedrooms

The principal bedroom suite is nothing short of indulgent, with three large sash windows also overlooking the Common and floor to ceiling fitted wardrobes providing beautifully lit storage. The luxurious ensuite bathroom is finished with calming tonal tiles and soft linen drapery, and features an Aston Matthews 'Brunel' cast-iron bath, a rainfall shower, his-and-hers marble-topped vanity units, and elegant polished brass fittings.

Each of the four additional double bedrooms has been individually designed with a boutique hotel aesthetic, offering either views of the garden or lush parkland. One of the two top-floor suites — both with luxurious Aston Matthews bathrooms — enjoys access to a private, leafy roof terrace with sweeping panoramic views across Clapham's rooftops.

Private Garden & Flexible Living

The lower ground floor features a dedicated study with garden views and superfast internet access, making it an ideal and inspiring space for creatives or professionals seeking a stylish home office. Throughout this level, Mandarin Stone 'Silver Emperor' marble flooring is warmed by underfloor heating, creating a seamless connection between the study, a spacious utility room, and a stylish Aston Matthews WC. An adjoining cellar provides generous additional storage. Double-height Crittall doors open from the study onto a secluded rear garden.





Raised beds brimming with rosemary, hydrangea, fruit trees, and ivy-lined walls create a lush environment for al fresco dining, late-summer lounging, or morning yoga. Thoughtfully lit and designed with entertaining in mind, it's a garden made for both grand occasions and personal escape.

Welcome to the Very Best of Clapham Living

With Clapham Common quite literally on your doorstep — ideal for morning runs, weekend picnics, or dog walks — this location offers an unbeatable balance of green space and urban living. Just a short stroll away, the vibrant neighbourhoods of Clapham South, Abbeville Village, and Clapham Old Town offer everything from artisanal cafés and florists to independent butchers, wine merchants, and acclaimed restaurants. For everyday convenience, Tesco, M&S, and Sainsbury's are just moments away, along with Clapham South Underground station, providing swift access to the City and West End.

This is a rare opportunity to own a spacious family home that delivers heritage charm and modern luxury in equal measure.

Additional Information

Local Authority: London Borough of Lambeth
Council Tax Band: TBC
EPC Rating: C
Location Map: [Click here to view.](#)



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Clapham Common Southside

Approximate Gross Internal Area = 329.0 sq m / 3541 sq ft (Excluding Atrium Void), Approximate Gross External Area = 131.7 sq m / 1418 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.