

AUCOOT



ADDRESS

Clapham Common South Side, Clapham, SW4

PRICE

£3,500,000

DESIGNER

INFORMATION

With commanding views over Eagle Pond and the vast green openness of Clapham Common beyond, this exceptional home occupies one of Clapham's most coveted positions. Thoughtfully reimagined through a meticulous back-to-brick renovation, the house has been sensitively designed by its current owners to balance timeless architectural character with a refined contemporary sensibility.

Executed in the distinguished Pont Street Dutch style, its red-brick façade rises behind a Flemish-inspired pathway framed by climbing star jasmine and flowering ceanothus, offering a first glimpse into a home defined by architectural poise and considered restoration.

Inside, volumes are immediately impressive. A wide entrance hall crowned by soaring 3.2-metre ceilings introduces a palette of polished marble, rich oak, and soft natural light, anchored by a sculptural staircase and a cascading glass chandelier. Beyond tall double doors lies the heart of the home: an expansive kitchen, dining room, and orangery designed for both elegant entertaining and relaxed family life.

The bespoke Leicht kitchen is seamlessly appointed with integrated Miele appliances and extensive cabinetry, while the adjoining dining space is illuminated by oversized windows that draw in greenery from beyond. Framed by double Crittall doors, the orangery offers a tranquil retreat overlooking the southerly landscaped garden, equally suited to slow breakfasts, afternoon reading, or evening gatherings beneath shifting light.

On the lower ground floor, a marble-finished study opens directly onto the rear garden, where raised planting beds, ivy-clad walls, and fruit trees create a secluded outdoor sanctuary. This level also includes a utility room, a stylishly appointed WC and cellar storage.

Occupying the principal floor, the main reception room enjoys extraordinary views across Clapham Common and the pond below, where swans and geese drift across the water against a backdrop of mature trees. A Juliette balcony enhances the connection to the outdoors, while an Edwardian Corbel marble fireplace, intricate detailing, and statement chandeliers lend a refined sense of occasion. Adjacent, a more intimate family room is wrapped in bespoke joinery and Designer's Guild 'Japanese Ink', creating a richly textured retreat overlooking the garden.

Spanning the entire second floor, the principal suite is a wonderfully serene retreat, enjoying some of the finest views across Clapham Common. Three tall sash windows draw in an abundance of natural light and frame an ever-changing landscape of mature greenery, with a particularly spectacular outlook over Eagle Pond and the surrounding wetland. Magnificent sunsets provide a striking backdrop throughout the year. The bedroom itself is generous and elegant, with bespoke fitted wardrobes and



a beautifully appointed marble-clad ensuite. Finished with Aston Matthews fittings and a rainfall shower, the space balances timeless design with a sense of luxury.

Further bedrooms are arranged across the upper levels, each thoughtfully proportioned and filled with natural light. One enjoys direct access to the private rooftop terrace, a remarkable vantage point offering southerly, panoramic views across the London skyline.

Throughout the house, period detailing has been sensitively preserved and elevated through contemporary interventions. High ceilings, ornate cornicing, herringbone oak flooring, underfloor heating, and gated off-street parking combine to create a home that is both timeless and deeply functional.

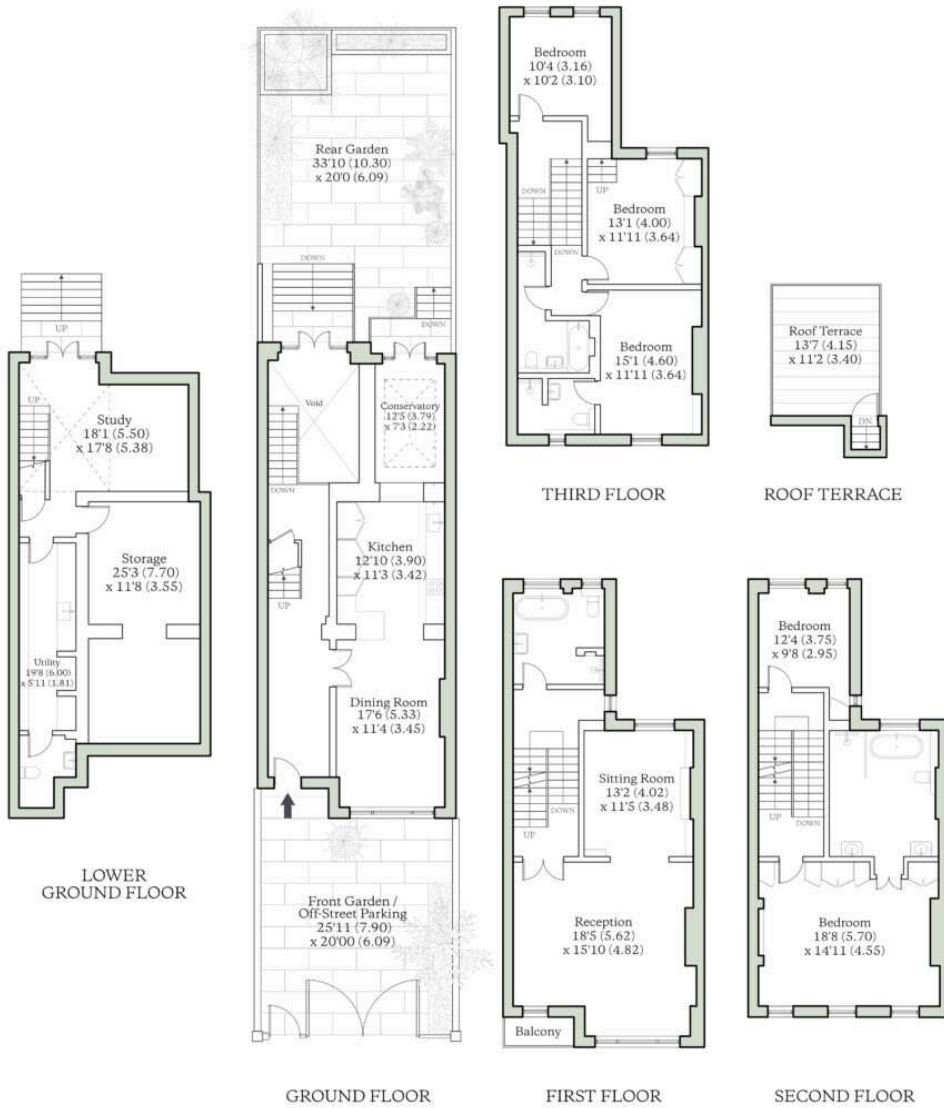
EPC
=C



CLAPHAM COMMON SOUTH SIDE, LONDON, SW4

Approx. Internal Area = 3541 sq ft / 329.0 sq m
Approx. External Area = 1418 sq ft / 131.7 sq m

For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard