

INIGO



Clapham Road

LONDON SW9

£1,650,000 FREEHOLD

This handsome five-bedroom house is nestled in a neat terrace, set back from the road in the heart of Stockwell. Over 2,500 sq ft of space extends over four storeys, with living spaces characterised by soaring ceilings, original wooden floorboards and wide shuttered windows. A secluded garden extends from the house, bordered by lush greenery. Stockwell is excellently positioned within close proximity to Brixton and Clapham, and Stockwell and Oval Underground stations are both nearby.

Setting the Scene

Stockwell is one of the oldest and longest-established hamlets in the London Borough of Lambeth. It grew around the eponymous open space of Stockwell Green, which is still legible despite being built over in the late 19th century. The area was largely developed during the 18th and 19th centuries as wealthy merchants took advantage of available rural land to build stately villas away from the crowded city centre.

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This exceptional house retains many of its period features, including detailed cornicing, picture rails and cast-iron fireplaces.

The Grand Tour

The exterior of the house is formed of London stock brick, punctuated by a series of large sash windows that extend vertically across its four storeys. A set of stone steps ascends to the front door, framed by a smart stuccoed entrance.

An entrance hall leads to the main living space, which sits to the rear of the plan. Here and throughout the house, high ceilings with neat cornicing create a wonderful sense of volume, and floorboards run underfoot. Glazed panels with original wooden shutters and framing extend the width of the rear wall, inset with French doors that unfold onto the balcony and the garden beyond. A grand grandfireplace occupies a central position in the living room, while red cast-iron radiators provide additional warmth.

A second living room is found at the front of the house, illuminated by light that pours in through wide sash windows. It has a tiled fireplace with ornate wooden mantelpiece, and walls continue the deep red palette found throughout the house. There is a guest WC on this floor.

The kitchen occupies the lower ground floor, and is accessed via a white-painted staircase in the entrance hall. Warm wooden cabinetry is topped with a granite surface, while arched alcoves provide space for appliances and open shelving. In the dining area a gas fire sits in a pretty fireplace. At the front of the kitchen, a set of French doors provides access towards the street, while to the rear bifold doors unfold onto a stepped patio and the rest of the garden, allowing ample opportunity for entertaining in the summer months.

The principal bedroom sits to the rear of the first floor, and extends the width of the house. Two large sash windows bathe the space in light, each with a red cast-iron radiator installed underneath. There is a fireplace with stone surround, and a short flight of open-tread wooden steps ascends to an en suite bathroom.

An additional bedroom sits on this floor, and is currently used as a study. Smart fitted storage lines one wall, while shuttered windows look out toward the street below.

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There are three additional double bedrooms on the second floor, each with sash windows and cast-iron fireplaces. A shared bathroom with a bathtub completes the plan.

The Great Outdoors

A set of stone steps ascends from the kitchen to a tranquil patio garden. A paved area provides opportunities for outdoor dining, and is bordered by fruit trees, including a fruiting lime tree. The garden can also be accessed via a flight of stairs descending from the balcony on the ground floor.

At the front of the house, there is off-road parking for one car.

Out and About

Situated between the busier hubs of Brixton, Clapham and Vauxhall, Stockwell is known as 'Little Portugal' for its large and diverse Portuguese-speaking community. The area has several good pubs, including local favourite The Canton Arms. A short distance south is The Landor, with its large garden. Brixton, a lively area known for its excellent food and bar scene, is within easy reach, where Brixton Village, Market Row and Acre Lane are all highly recommended destinations. The Ritzy Cinema, Electric Brixton and Brixton O2 Academy are much-loved institutions. There are also regular farmer's markets in Brixton and Oval.

Green spaces are abundant in the area, and the Stockwell Park Residents' Association is very active and holds events in various parks and green spaces throughout the year. Slade Gardens, off Stockwell Park Road, is a 10-minute walk from the house, with a children's play area, adventure playground and One O'Clock Club. The beautiful Myatt's Fields Park is a 20-minute stroll towards Camberwell, and for more expansive walks, the open fields of Burgess Park and Battersea Park are approximately a 30-minute walk east or west, respectively. There are tennis courts, a café and a lake at Burgess Park.

There are several schooling options nearby, both primary and secondary, private and state-run. Ashmole Primary is particularly well regarded, along with Lilian Baylis Technology School. Herne Hill School, James Allen's School, Alleyn's Girls' School and Dulwich College are all also easily reached.

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For transport connections, Stockwell Underground station, Nine Elms station and Oval station are all nearby. The area is also particularly well-served by buses.

Council Tax Band: F

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.