



**Brayburne Avenue, Clapham, SW4**

4 bedroom house for sale

**£1,150,000**

Freehold

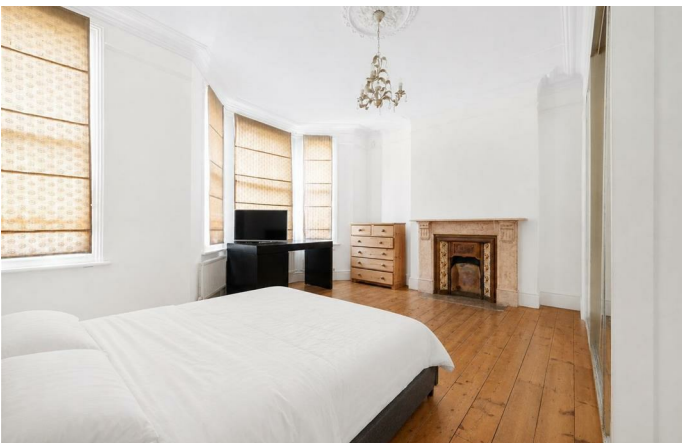
## Property Details

This substantial four double-bedroom Victorian terraced house extends to over 2,000 square feet, including a generous loft space and useful cellar, offering well-proportioned accommodation with scope to modernise and extend, subject to the necessary planning permissions. The ground floor comprises a bright double reception room with a bay window, sash windows and retained period features including a fireplace, ornate coricing and ceiling rose, flowing through to a separate dining room. To the rear, the kitchen is fitted with ample cabinetry, a central island and Butler sink, with direct access to a low-maintenance paved garden and potential to extend into the side return (STPP). Arranged over the upper floors are four genuine double bedrooms, a shower room, separate WC and family bathroom. The substantial loft, converted by many neighbouring properties, offers further potential (STPP), while the cellar provides valuable additional storage, making this an excellent opportunity to create a spacious long-term family home.

## Features

- Four double bedrooms
- Two bathrooms
- Victorian house
- Over 2,000 square feet
- Private garden
- Potential to extend STPP
- Sought-after avenue close to Clapham High Street and Old Town
- Overground a three-minute walk
- Clapham tube an eleven-minute stroll
- Chain-free

Council tax band F    EPC rating D (63)



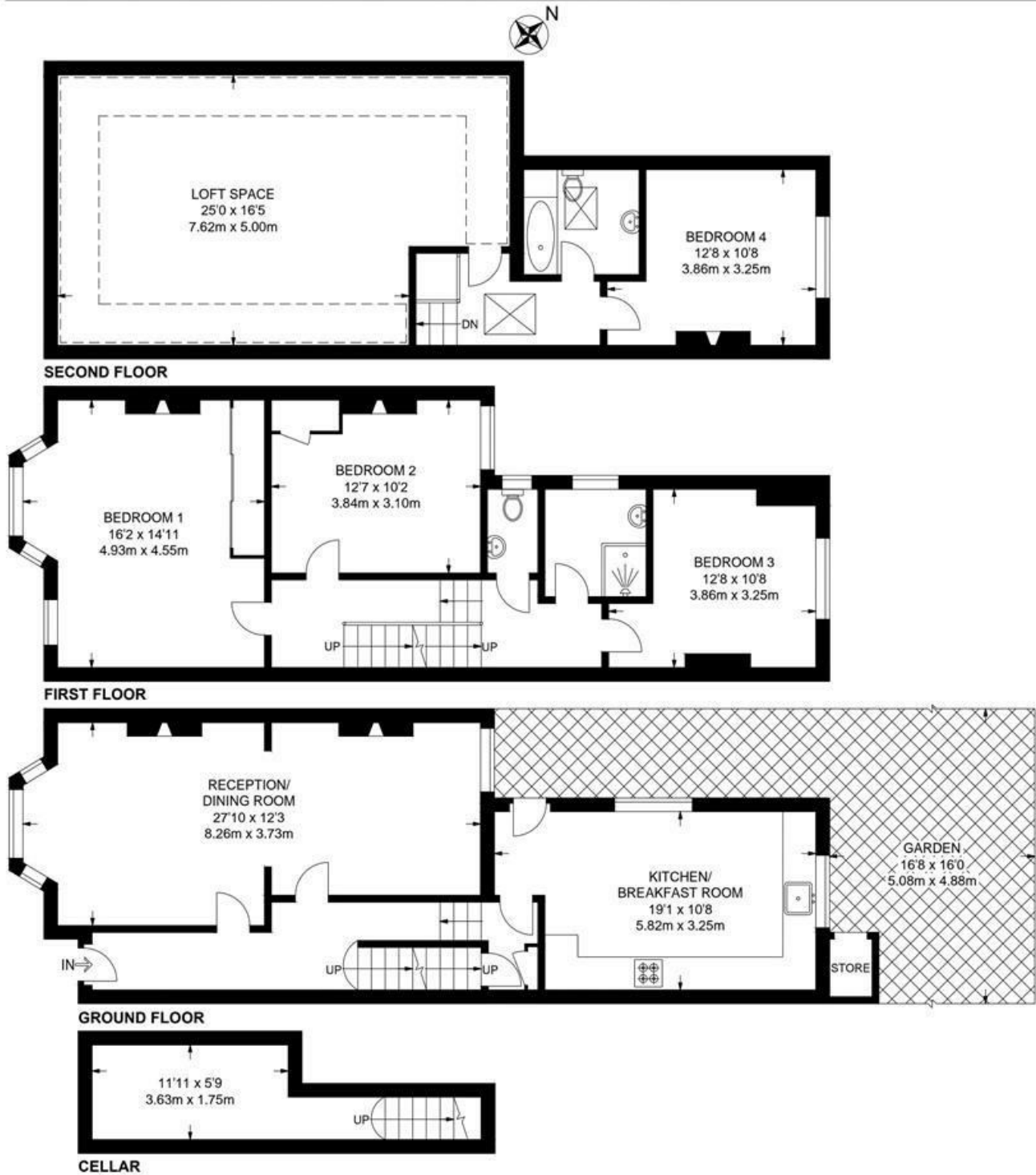


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**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH LOFT: 2030 SQ FT / 188.6 SQ M

APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: 1625 SQ FT / 150.9 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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