



Nelsons Row, London, SW4

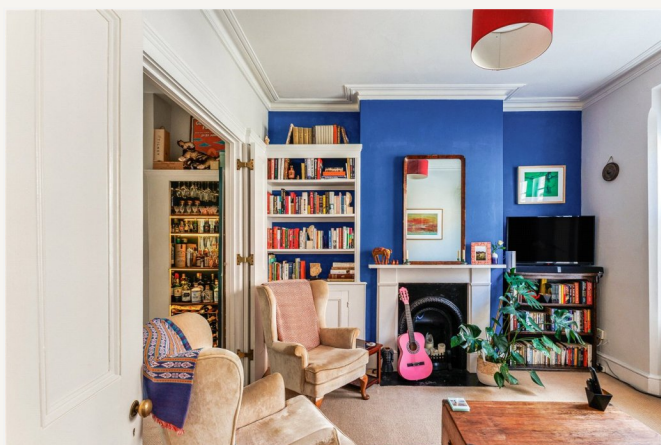
£1,000,000 *Freehold*

3  2  3 

A well-presented three-bedroom, three-bathroom freehold house with a through reception room, private garden, and balcony, ideally situated moments from Clapham Common and the Northern Line.

KEY FEATURES

- Three double bedrooms and three bathrooms, including one en-suite
- Two reception rooms plus a spacious kitchen/dining room
- Private rear garden and balcony
- Moments from Clapham Common and Clapham High Street
- Excellent transport links via Northern Line and Overground stations



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DESCRIPTION

Welcome to this stylish three-bedroom freehold house on Nelsons Row, offering over 1,260 sq ft of practical living space in a highly convenient location.

The ground floor includes two reception rooms, a guest WC, and a spacious kitchen/dining room opening onto a private garden—perfect for everyday living and entertaining. Custom-made bi-fold doors open to link the reception rooms into a 7.5m (25ft) entertaining space. Upstairs, there are three double bedrooms and two bathrooms, including a bedroom with an en-suite and balcony.

Nelsons Row is ideally positioned close to Clapham Common, Clapham High Street, and the shops, cafés, and restaurants of Clapham Old Town. Excellent transport links are within easy reach, with Clapham Common Underground (Northern Line) and Clapham High Street Overground both nearby.

LOCATION

Nelsons Row is moments from Clapham Common and a short walk from a wide range of local amenities. Transport connections are excellent, with both Northern Line and Overground stations close at hand, as well as numerous bus routes.

DIRECTIONS

From Clapham Common Underground Station, walk along Clapham High Street and turn right into Nelsons Row. Number 6 is located mid-way along on the right-hand side.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: C
Is the property listed: No

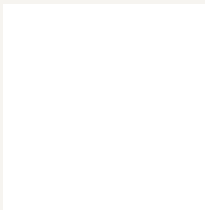
Utilities:
Electricity supply: MS
Sewerage supply: MS
Water supply: MS
Mobile signal: Excellent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



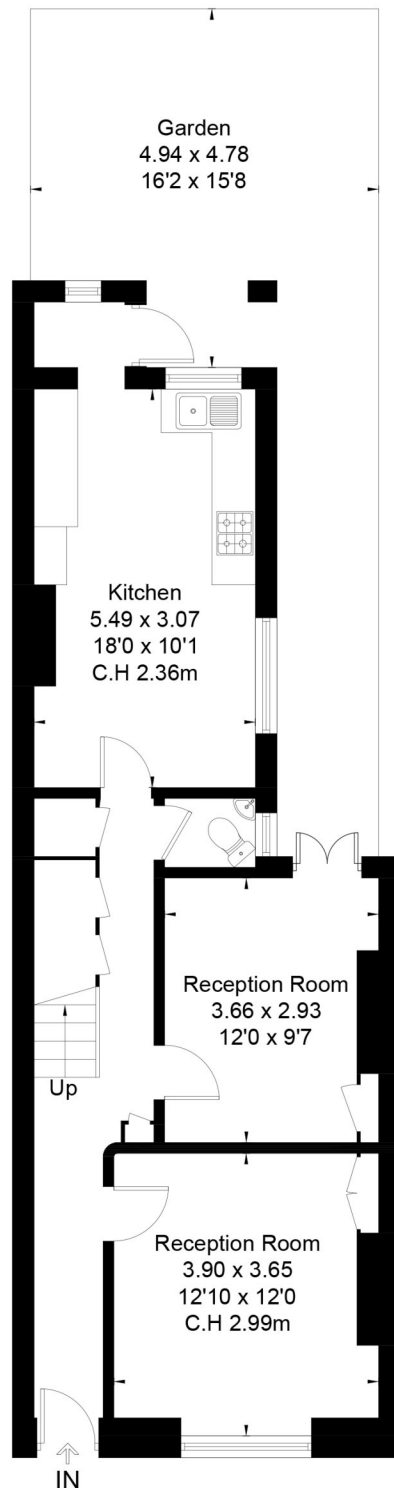
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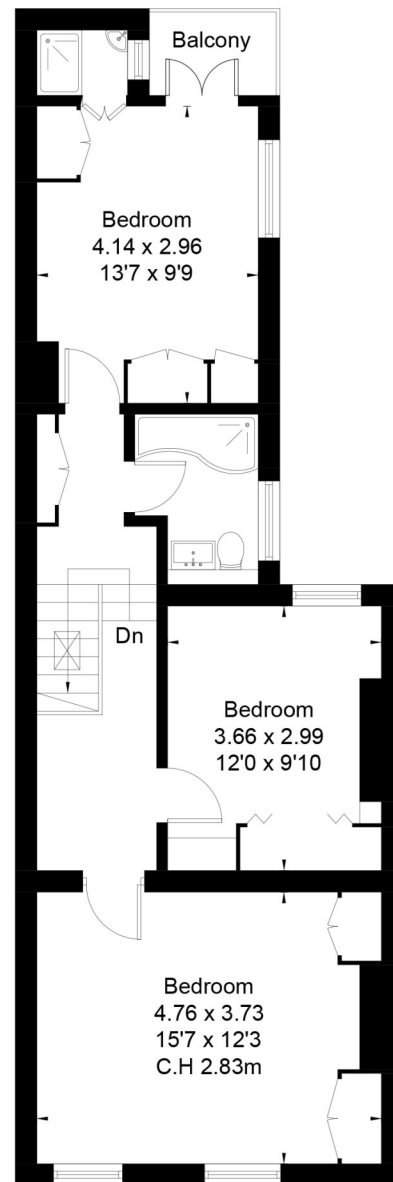


NELSONS ROW, SW4

Approximate Floor Area = 117.3 sq m / 1263 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @fourwalls-group.com #96589

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