



**Lynette Avenue, London SW4 9HE**



**welcome to**  
**Lynette Avenue, London**

A handsome and beautifully proportioned four-bedroom family home, positioned on a prime residential street, approximately 300 metres from Clapham Common.

The house offers bright, well-balanced accommodation arranged over multiple floors, with a wonderful sense of light and volume throughout. The elegant double reception room provides an impressive entertaining space, featuring high ceilings, ornate decorative cornicing, striking fireplaces, and wide bay windows that flood the room with natural light. Stripped wooden flooring runs underfoot, while French doors open directly onto the private garden, creating a seamless connection between indoor and outdoor living.

An ornate stair balustrade rises from the entrance hall, reinforcing the home's period integrity, complemented by original fireplaces and refined architectural detailing throughout. To the rear, the kitchen is well-appointed with generous storage and integrated appliances, centred around a charming dining area set within the original bay window. The garden is also accessible from here, offering an ideal setting for al fresco dining and family use.

The upper floors provide flexible and well-proportioned bedroom accommodation. The first floor hosts three generous double bedrooms served by a family bathroom, while the upper level provides a further spacious bedroom with excellent natural light and built-in storage. A second well-appointed bathroom serves this floor, ensuring practical and comfortable living for family life.

In total, the property offers four excellent bedrooms and two bathrooms, creating a highly adaptable layout suited to modern family living.





Total floor area 169.9 m<sup>2</sup> (1,829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Lynette Avenue, London

- Handsome four-bedroom period family home positioned on a prime residential street, approximately 300 metres from the open green spaces of Clapham Common.
- Elegant double reception room with high ceilings, ornate cornicing, original fireplaces and wide bay windows, creating a bright and impressive entertaining space with French doors
- Well-appointed kitchen and dining area set within the original bay window, featuring integrated appliances, generous storage and direct access to the garden - ideal for everyday family living
- Beautiful period detailing throughout, including an ornate stair balustrade, original fireplaces and stripped wooden flooring, reinforcing the home's character and architectural integrity.
- Four well-proportioned bedrooms arranged over the upper floors, including a bright principal suite with built-in storage and en-suite shower room, alongside a family bathroom and separate WC.

Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£1,650,000**



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Property Ref:  
CPM108395 - 0008

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