



THE POLYGON, SW4

£1,200,000

- Stylishly refurbished
- Flexible living space
- Show-stopping roof terrace
- Sought after location
- Overlooks Clapham Common
- Excellent transport links

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MARSH &
PARSONS

ABOUT THE PROPERTY

A beautifully refurbished Clapham home offering flexible living space and a show-stopping roof terrace ideally located in the heart of Old Town, overlooking Clapham Common.

Situated within The Polygon, one of Clapham Old Town's most sought after enclaves, the property enjoys a vibrant village atmosphere with boutique shops, cafés, and restaurants just moments away. Excellent transport links are close by, including Clapham Common underground (Northern Line) and Wandsworth Road overground, providing swift access to Central London and beyond.





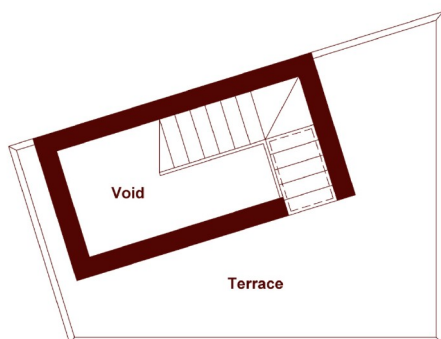


FURTHER DETAILS

The ground floor features a welcoming entrance lobby, an elegant dining/reception room with a feature gas fireplace, bespoke cabinetry, and a sleek modern kitchen fitted with high-end integrated appliances and quartz worktops. On the first floor, you'll find a wonderfully bright open-plan sitting room, a convenient W/C, and a versatile guest bedroom/study with a cleverly integrated pull-out bed and desk. The second floor hosts the principal bedroom with bespoke wardrobes, a beautifully appointed family bathroom, and a further bedroom, also with custom storage. Topping it all off is a stunning private roof terrace with decking, power, and lighting offering panoramic views across Clapham Common and the London skyline.



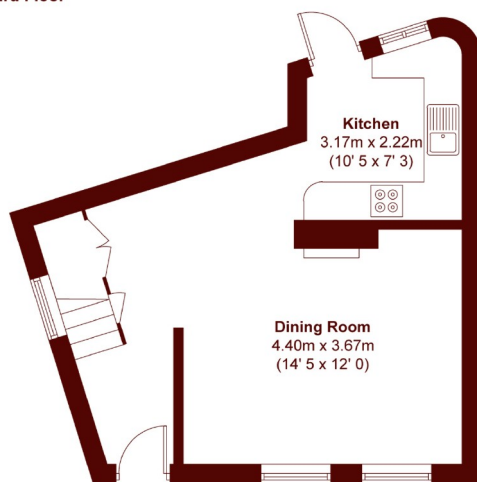
STEP INSIDE THE POLYGON



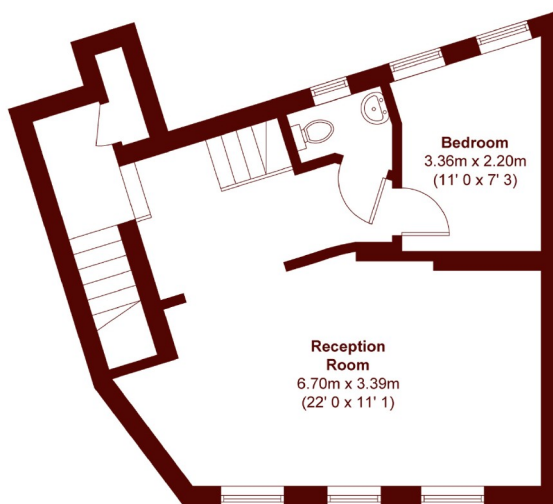
Third Floor



Second Floor



Ground Floor



First Floor

APPROX. GROSS INTERNAL FLOOR AREA = 1300 SQFT / 120.8 SQM
(EXCLUDING VOID)

APPROX. GROSS EXTERNAL TERRACE AREA = 157 SQFT / 14.6 SQM

Clapham
020 7501 3666

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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