





Moran House is a spectacular family home of 4187 square feet/389 square meters with a substantial, secluded 92' garden and was a finalist in Grand Designs Awards 2010, having been extensively rebuilt after an exacting project, overseen by one of London's leading boutique architectural practices. It features off-street parking, outstanding living space, first-class contemporary finishes and a superb layout for a large family. It is situated in a prime street close to Wandsworth Common and excellent transport links to The City and West End.

AND Architects successfully applied for Grand Designs best remodelling property for 2010 (an industry award that the professional services can apply for). There were over 500 individual applications from Architects last year. Moran House was successfully selected to the last 6 and became a finalist. The awards were held at The Excel Centre in May 2010.

During the rebuild Moran House saw the entire rear extension demolished and rebuilt in order to make way for the basement excavation. Moran House has been defined by the twin essentials of contemporary design – light and space. AND Architects worked with Energist UK to ensure that sufficient high value insulation was installed throughout the building during reconstruction to enable the large amounts of German Schuco glazing to be installed and still pass the demanding SAP ratings. Since completion, the imposing semi-detached Victorian building is very much at ease in the 21st Century. On the ground floor the Victorian architectural integrity has been maintained, two large, interconnected reception rooms offer formal entertaining/living areas that benefit from Christopher Wray lighting solutions, matching fireplaces, and 4 bespoke factory-built bookcases. The rear of these rooms offers a glimpse of what lies behind – with views to the kitchen and down towards the basement and beyond into the wonderful garden.

The kitchen is entirely Miele appointed; fully integrated, it incorporates double height fridge, larder and freezer, dishwasher, two conventional ovens, induction hobs recessed into Silestone work tops and a high-volume island extractor. Also incorporated into the kitchen is HD TV-cabling with surround sound, German manufactured wet under-floor heating, Schuco sliding doors give access to the garden. The lighting is controlled via a Lutron system. From the kitchen you can descend into a wonderful family room measuring over 44ft in length and this family room offers great versatility and direct access up into the garden. Wet under-floor heating is incorporated into the entire basement. Wide board oak flooring has been laid, and the room is equipped with fully integrated HD TV-cabling with surround sound. Again lighting is Lutron. A study lies off the family basement area. The forward basement areas incorporated off the lower hall offer living space for a nanny - a large double bedroom with its own front door access, built-in wardrobes and an en suite bathroom. The plant room is also contained in the forward areas of the basement. The basement can, of course, also be fully accessed via the continuation of the main staircase in the hall.

The superb 92' garden can be accessed directly from both the kitchen and the family basement room, a design feature which many basement builders ignore or are not able to install due to the small size of many of the area's gardens. But here this is no problem, and this feature greatly enhances the property's family appeal. The garden area incorporates a decked terrace leading onto a long lawn area surrounded by Jackson 'Jakkured' fencing, and with no houses directly behind and a screen of large trees, the back of the house, and the garden itself, benefit from a terrific feeling of privacy and uplifting, open views of sky and greenery.

The upper parts of the house similarly contain architectural surprises on a par with the best in London. Of the five bedrooms, both front and rear first floor bedrooms have en-suite facilities providing great flexibility in their use for guests or children; two further bedrooms share a fantastic family bathroom that incorporates some clever 'child friendly' ideas. There is a dedicated upstairs laundry room with a large porcelain Belfast sink and airing cupboards.

However, the best has been saved until last. The well-being of the homeowner was paramount to the design brief and the new owners can look forward to a sumptuous

and luxurious 'penthouse' principal bedroom suite. Extensive views of London can be had from the 18' x 16' master bedroom, which has access via sliding doors to a roof terrace. This bedroom is equipped with Bose surround sound, HD TV-cabling, air-conditioning (both cooling and heating) and Lutron lighting. It is complemented by a large double-height dressing room with ample bespoke wardrobes. The adjoining principal bathroom is also fully air-conditioned (both cooling and heating), has under-floor heating, a dual-end freestanding bath, double showers, dual sinks, Italian ceramic tiling, 'floating' vanity cabinet and ceiling speakers.

Wandsworth Common provides a wide variety of sporting and leisure activities. There is a keep-fit course, cricket pitches, running/cycling tracks and a tennis club. For nature lovers there is a beautiful pond and wooded area bursting with wildlife. The common is also equipped with a large re-modelled children's playground. There is a strong cafe and restaurant scene on Bellevue Road including one of London's top restaurants - Chez Bruce, and further specialist shops, bar/restaurants and boutiques on nearby Northcote Road, plus a large Waitrose just around the corner. The whole area provides an excellent choice of schools in both State and private sectors. Transport facilities are superb with fast direct train and tube services to both The West End and The City available close by at Wandsworth Common and Balham stations, whilst both Kings Road and the A3 are a short drive away.



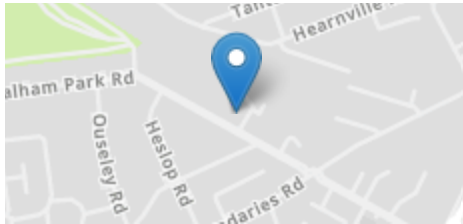
# Balham Park Road

## Wandsworth Common SW12

**FOR SALE**

### PROPERTY FEATURES

- Off-Street Parking
- 3 Reception Rooms
- Kitchen / Breakfast Room
- 6 Bedrooms
- Dressing Room
- 5 Bathrooms (3 En Suite)
- Study
- Laundry Room
- 92' Garden
- 4187 SQ.FT / 389 SQ.M



Energy Efficiency Rating	Annual CO <sub>2</sub> emissions (kWh)	Band
92 to 100	1-10	A
81 to 91	11-20	B
69 to 80	21-35	C
55 to 68	36-50	D
43 to 54	51-65	E
31 to 42	66-80	F
13 to 30	81-100	G

78

62

England, Wales & N.Ireland

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### BALHAM PARK ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
4117 SQ.FT / 382.5 SQ.M.



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