





This huge three double bedroom flat of almost 1200 square feet occupies the entire top floors of a substantial Victorian house. It has potential for further extension to the rear (STPP) and has (expired) planning permission for a roof terrace. Located close to Clapham Common's, the tube at Clapham South and a vast array of shopping, wining and dining facilities all around.

This incredibly spacious upper apartment has an exceptional living/entertaining area with its large reception room and spacious kitchen (both with high ceilings) having been knocked together to form a superb and extremely large space. This has been very well fitted out with a smart-looking and well-equipped kitchen and has a wonderfully bright, double aspect and lovely big windows.

The property's three bedrooms are arranged over the first and top floors; the two on the first floor share an attractive bathroom whilst the principal bedroom (with en-suite shower room) has been converted from the generous front loff. The rear loff, however, remains untapped as yet. It offers potential for significant extension to the rear and was the site for a roof terrace in the 2013 planning permission which was granted. This has now expired but should be relatively easy to have reinstated. (Drawings for the terrace are available on Wandsworth

Council's website or by application to us). Alderbrook Road runs off the southern side of Clapham Common. The underground at Clapham South (Zone 2) is a very short walk away and many buses provide alternative links into the City and the West End. The amenities of Clapham Common are on the doorstep with its tennis courts, outdoor gyms, playgrounds and open spaces. Good schools in both the state and private sectors are nearby as are the shopping, wining and dining options of Clapham South, Nightingale Lane and Balham.



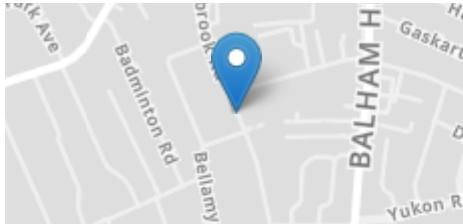
Alderbrook Road

Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Utility Room
- Entrance Hall
- Large Rear Loft
- 18' x 15' Reception
- Potential Roof Terrace
- Large Open-Plan Kitchen
- 3 Bedrooms
- Bathroom / WC
- Shower Room / WC
- 1170 SQ.FT / 108.6 SQ.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
92 to 100	1 to 10
81 to 91	11 to 20
69 to 80	21 to 30
55 to 68	31 to 40
39 to 54	41 to 50
13 to 38	51 to 55

74 79

England, Wales & N.Ireland

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk

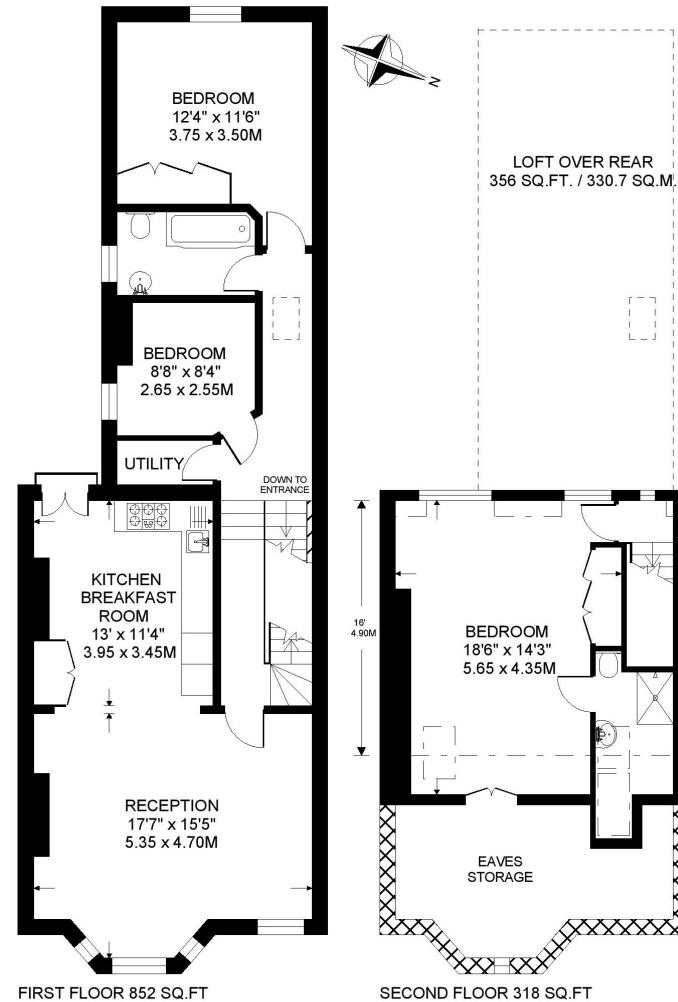


ALDERBROOK ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1170 SQ.FT / 108.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ☒☒☒☒ = 490 SQ.FT. / 45.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1660 SQ.FT. / 154.1 SQ.M.



COPYRIGHT FLOORPLAN PRODUCED FOR
 "JOHN THOROGOOD"
 BY FLOORPLANNERS 07801 228850