JT | JOHN THOROGOOD

Alderbrook Road

Nightingale Triangle SW12

FOR SALE

This beautifully designed, two/three bedroom garden flat of over 1000 square feet occupies the entire extended ground floor of a substantial Victorian house. It has impressive proportions, a superb kitchen / reception room opening onto a delightfully sunny SW-facing garden. Located a few hundred yards from Clapham Common, the tube and shopping facilities at Clapham South and close to good schools in both sectors.

This immaculately presented and fashionably designed flat retains many original features throughout including ornate fireplaces in both the front reception room and master bedroom. The rear of the property has been the subject of an extension project in recent years and now has a magnificent kitchen / reception room and a very stylish bathroom. Bi-fold doors open onto a large and landscaped SW-facing rear garden which is secluded and features a paved patio area, an artificial lawn, attractive raised borders planted with a variety of shrubs and outdoor lighting.

The kitchen itself has a range of designer wall and base units, fully-fitted appliances, quartz worktops and a central island with butler's sink, plus recently installed LED lighting. There is also ample room for both a large dining table and a sofa / TV area.

The bathroom is also contemporary and fresh with shower over the bath. At present a cellar runs under the hallway and part of the front of the house providing very useful storage with good built-in shelving and planning permission has been granted (recently lapsed) for a full basement extension of the front of the property with a front light well.

This would add significant square footage. The property's windows have been refurbished and/or double glazed and the property is in good decorative condition.

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.

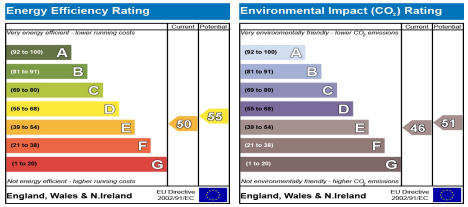
Alderbrook Road

Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Storage
- Separate WC
- Stylish Bathroom
- Original Features
- Reception/Bedroom 3
- Large S-W Facing Garden
- Extended Kitchen/Reception
- Large Unconverted Cellar
- 2 Double Bedrooms
- 1033 Sq Ft / 96 Sq M



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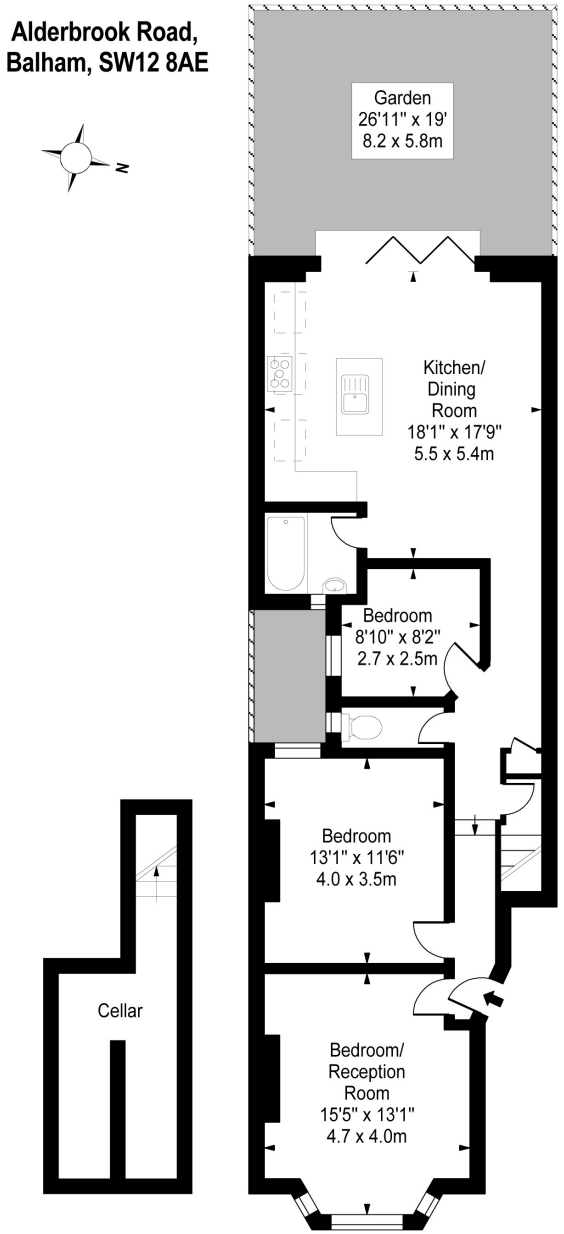

Approx Gross Internal Area **1033 Sq Ft - 96.0 Sq M**

For Illustration Purposes Only - Not To Scale

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