





This beautiful and individual corner property – an imposing five double-bedroom, semi-detached Victorian home (c.1881) with a triple aspect – exudes character and style. It is positioned in an exclusive, leafy and delightfully quiet cul-de-sac running off Wandsworth Common, close to its train station, excellent schools and fashionable Northcote and Bellevue Roads.

This handsome Victorian property straddles the corner where Dents Road meets Gorst Road, in one of the most sought-after and peaceful locations Between the Commons. Built on the site of the former substantial Dents Farm, Dents Road and Gorst Roads were constructed in the early 1880s and are made up primarily of robust Victorian semi-detached family houses, most of which have been lovingly restored and maintained. Architecturally, this house is both intriguing and pleasing with its unusual corner bay, side entrance and an additional flush bay window and gable running up the side, enhancing the property's imposing look.

Internally, the side entrance, with lovely stained glass to its front door, happily dispenses with the usual long Victorian hall, the beneficiary in this case being both the hall itself, which has space for coats etc, but to a greater extent, the double reception room, which expands to an astonishing and luxurious 17' width in its front section. It also enjoys a triple aspect, with front facing windows, corner bay window and rear doors to the garden as well. Ceiling height is elegant and noticeably higher than others - and is ornately corniced. Other original features here include a beautiful marble fireplace and original stripped and varnished wood floors. The owners have restored and maintained the look and feel of the house in a sympathetic way, installing attractive cast-iron radiators and stripping back the original floors, retaining the original fireplaces, doors and windows where possible.

To the rear is a good-sized kitchen with attractive storage units, pantry, stone worktops including a breakfast bar and a large freestanding range. It is lovely and light having windows on three sides and has potential for expansion into the side return (Subject to planning permission - STPP) to create a large family room and so increase the floor area. From the kitchen, is a door out to a lovely mature and secluded rear garden, with a patio, large lawn and established shrubs and trees. It benefits from a nice, north-westerly aspect which means good afternoon sunshine throughout the summer. It also has a handy side gate from the street, ideal access for bikes, dogs and gardeners alike. Beneath the rear reception is a wide cellar offering great storage - there is clearly also potential for digging a basement here (STPP) as many neighbouring properties have done.

The upper floors provide 5 double bedrooms, two bath/shower rooms and a usefully-placed utility room. The gorgeous, bright main front bedroom enjoys large south-facing windows, a marble fireplace and has similar proportions and feel to the front reception downstairs. One of the original six bedrooms has been

converted into a large family bathroom with central roll top bath and shower above it. There is a further stylish shower room/WC on the first floor. At the top is a large attic above the rear bedrooms providing good storage – it also has scope for conversion into a sixth bedroom if required (STPP).

Transport is excellent with Clapham Junction, Clapham South tube (Northern Line) and Wandsworth Common BR stations all accessible. The green spaces and recreational facilities of Wandsworth Common are just 100m away whilst Clapham Common's are also accessible. The ever-increasing range of specialist shops, bar/restaurants and thriving street market on nearby Northcote Road, has dramatically increased its popularity as a shopping parade in recent years and there is a further selection on Bellevue Road's pretty parade including a Michelin-starred restaurant, Chez Bruce. High-street convenience shopping including numerous supermarkets can be found at Clapham South and Clapham Junction. There are excellent schools in both sectors and for all ages close by.



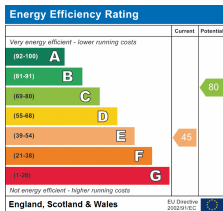
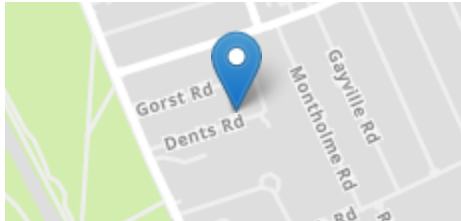
Dents Road

Wandsworth Common SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Loft Storage
- Triple-Aspect
- Semi-Detached
- 22' x 21' Garden
- Kitchen / Breakfast Room
- 5 Double Bedrooms
- 2 Bath / Shower Rooms
- 28' x 17' Double Reception
- 2393 SQ.FT / 222.3 SQ.M inc.storage



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;

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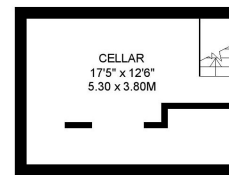


DENTS ROAD
BATTERSEA
LONDON SW11

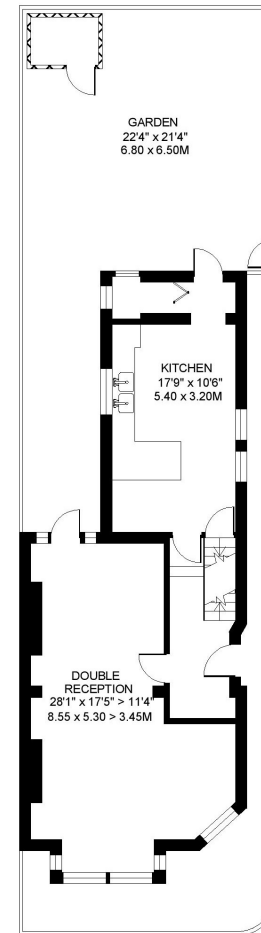
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 2209 SQ.FT. / 205.2 SQ.M.

XXX = 184 SQ.FT. / 17.1 SQ.M.

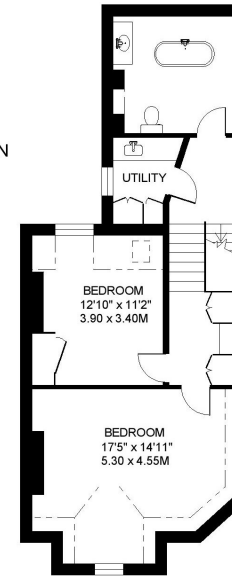
TOTAL AREAS SHOWN ON PLAN
2393 SQ.FT. / 222.3 SQ.M.



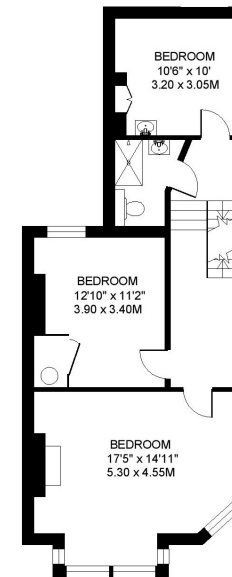
CELLAR 217 SQ.FT



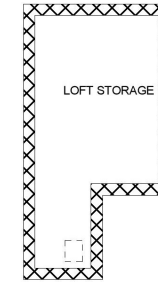
GROUND FLOOR 688 SQ.FT.



SECOND FLOOR 652 SQ.FT.



FIRST FLOOR 652 SQ.FT.



LOFT STORAGE

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