



This exceptional, well-extended, Victorian, family house benefits from that most precious commodity; width. Stylishly presented, its fabulous, 21' frontage makes for a luxurious feel to both the living areas and the sunny, beautifully-landscaped garden. Enviably positioned off Northcote Road's fashionable shops and bar/restaurants, under half a mile from Clapham Junction station and in the usual catchment for the 'outstanding'-rated Belleville Primary School.

This highly-desirable, family home, built in 1879, forms part of a rather unusual, Victorian terrace. Unusual from the point of view that this section of the street contains less houses than many similar lengths of road in the local area, the result being some rather rare and very wide family properties, of which this is one. All the rooms and the outside space benefit from this and the house provides spacious and very bright entertaining/ family living areas and a wide and secluded NW-facing rear garden which gets lovely afternoon and evening summer sun.

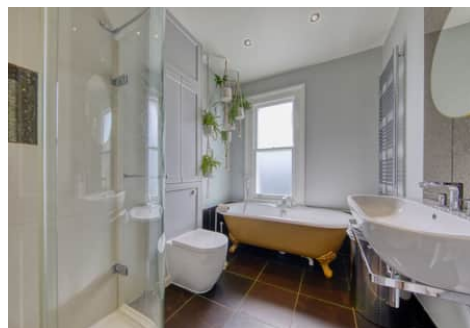
The property is approached through a pretty, planted, front garden with built-in bike shed, whilst inside, the house is attractively designed fitted and decorated throughout. The ceilings are high, throughout the main ground floor (including in the kitchen), which is a change from the standard, long, thin, terraced houses which dominate the local housing stock. Here you have a squarer, wider shape and a greater volume of space without doubt.

The front reception is large and square, has beautiful original features including a fireplace and ornate ceilings and a large front bay window. Behind is a wonderful room (again with high ceilings) which spans the full width of the property – to one side of it is a bespoke kitchen complete with island, stone worktops and integrated appliances. To the other side are dining and further seating areas. Folding doors lead out onto a wide sunny deck and then into a secluded, well-established garden. The house has been extended at the back into the garden to provide a very practical and well-fitted utility room with cloakroom/WC beyond. Off the wide front entrance hall, which retains further period features, is a door to a useful storage cellar. There is scope for a basement conversion and also to extend further at the rear of the house if desired (subject to obtaining the relevant consents).

Upstairs there are four spacious bedrooms and three bathrooms, arranged over the two floors. The main bedroom suite occupies the whole converted loft space, has an integrated, dressing area with built-in cupboards, a separate reading/study space plus a shower and bath en

suite. The single-level, first floor is a perfect children's floor with three further, good-size, double bedrooms (two with fitted wardrobes), plus a lovely family bathroom, which has both bath and separate walk-in shower. There is further storage in the eaves.

The irresistible conveniences of Northcote Road, which include a wonderful array of specialist shops, bar/café and restaurants, as well as a thriving street market, are only yards away, making Bennerley Road, which runs either side of it, an enviable location. (Once you live directly off Northcote Road, it's hard to move away from it!) The laziest/ busiest of commuters will find Clapham Junction an ideal distance away (under half a mile of a mile) without falling too close to the congestion which immediately surrounds it. There are fast mainline services to Victoria and Waterloo as well as connection points for many bus routes. There are also numerous good schools very close by in both sectors. In particular this house is in the usual likely catchment for the Belleville Primary State School and very close to Bolingbroke Academy (State Secondary). The recreational facilities and beautiful green spaces of both Clapham and Wandsworth Commons are close by.



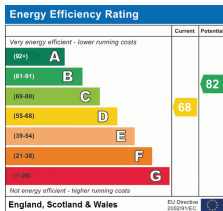
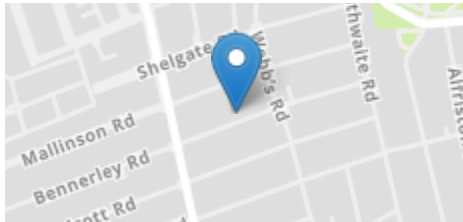
# Bennerley Road

Between the Commons SW11

FOR SALE

## PROPERTY FEATURES

- Cellar
- Utility Room / WC
- Main Bedroom Suite
- Wide Front Reception
- Wide NW-Facing Garden
- Dressing Area & Office Space
- 4 Bedrooms
- 2 Bathrooms
- Kitchen/Family Room
- 1968 SQ.FT/182.8 SQ.M



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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## BENNERLEY ROAD LONDON SW11

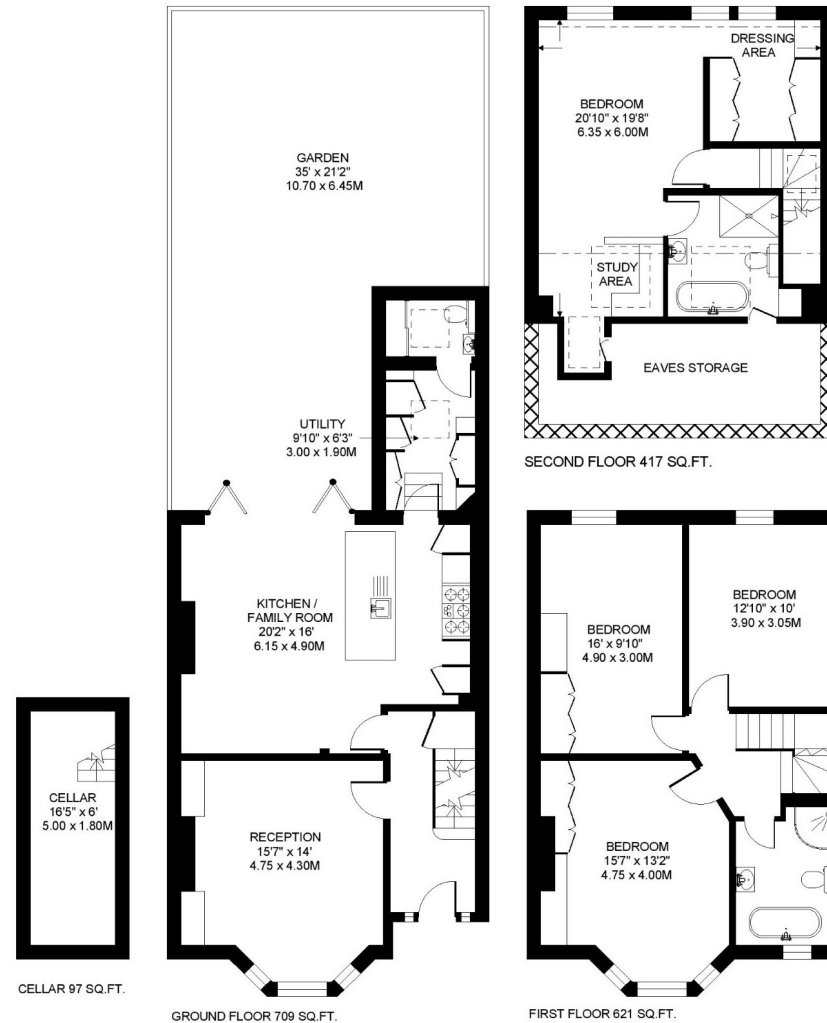
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

■ = 1844 SQ.FT / 171.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 124 SQ.FT / 11.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1968 SQ.FT / 182.8 SQ.M.



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