

FOR SALE





This outstanding, innovatively-extended penthouse, loft apartment has been recently further extended and refurbished. Located on the top floors of a substantial Victorian building, its huge floor area of 1241 SQ.FT offers wonderfully light, contemporary and open-plan living spaces with a huge glass atrium and a high-level, private, south-facing roof terrace plus a shared rear garden. Situated off fashionable Northcote Road, close to Honeywell School and good train/tube links to The City/West End.

This exceptional and very unusual, three double bedroom apartment (1241 SQ.FT/ 115.2 SQ.MT) has been converted from the upper floors of a handsome, substantial, double-fronted, Victorian house. Its huge top floor provides a sensational reception area with generous living and dining areas open-plan to a smart, well-equipped, kitchen and there are wooden floors throughout. It benefits from a tremendous amount of natural light from a huge glass atrium, a further large Velux window to the front, and fabulous, double-glazed rear doors which lead to a south-facing roof terrace with delightful views. Together these all ensure that even the dullest of days still feels bright.

All three bedrooms are good doubles. Two are located on the first floor of the building, on the same level as the flat entrance and either side of a well-fitted shower room/ with large shower cubicle. There is also a handy utility cupboard with washing machine on this floor. The third and main bedroom is a large double and sits alongside the reception room on the top floor. It has built-in wardrobes, a large Velux window and a very large flat glass skylight. Adjacent to this bedroom is a gorgeous contemporary bathroom with bath/hand shower, twin basins, window seat with built-in laundry box and a cupboard housing the boiler and Megaflo hot water tan; this ensures good water pressure throughout. The flat has been finished to a very good specification, with the kitchen recently refurbished, both bath/shower rooms stylishly fitted, and the décor and some carpeting recently renewed. There is a further huge skylight over the stairs meaning the central point, usually so dark, is also flooded with natural light.

Broomwood Road is a residential road running between Wandsworth and Clapham Commons, either side of Northcote Road, in the area known as "between the commons". This property is on the side which does not have the bus route and is very close to the wide variety of popular bars, specialist shops and restaurants that are found on Northcote Road. Clapham Junction and

Wandsworth Common mainline stations, which have frequent train services to Waterloo and Victoria, and Clapham South tube (Northern Line) are all roughly within a mile and there are local bus routes very close by. The property is in the usual catchment for both Honeywell and Belleville Schools which are both rated outstanding. There is also the excellent Bolingbroke Academy Secondary school close by in addition to numerous excellent private schools close by and a large choice of nurseries. Wandsworth and Clapham Commons both provide lush green spaces and a variety of recreational facilities which include dedicated fitness/training areas, tennis courts, cricket nets and football pitches.



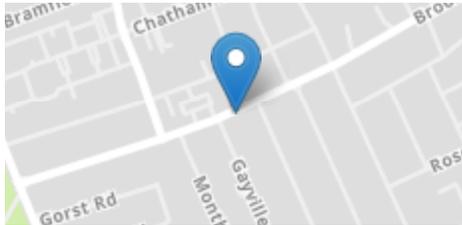
Broomwood Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- Utility Cupboard
- South-Facing Terrace
- Large Shared Garden
- Communal Entrance Hall
- Living/Kitchen/Dining Room
- Responsible for 30% of outgoings
- Bathroom/WC
- Shower Room/WC
- 3 Double Bedrooms
- 1241 SQ.FT / 115.2 SQ.M



Energy Efficiency Rating	Current	Potential
Very energy efficient - lowest running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)	76	79
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	01/01/2008	01/01/2010

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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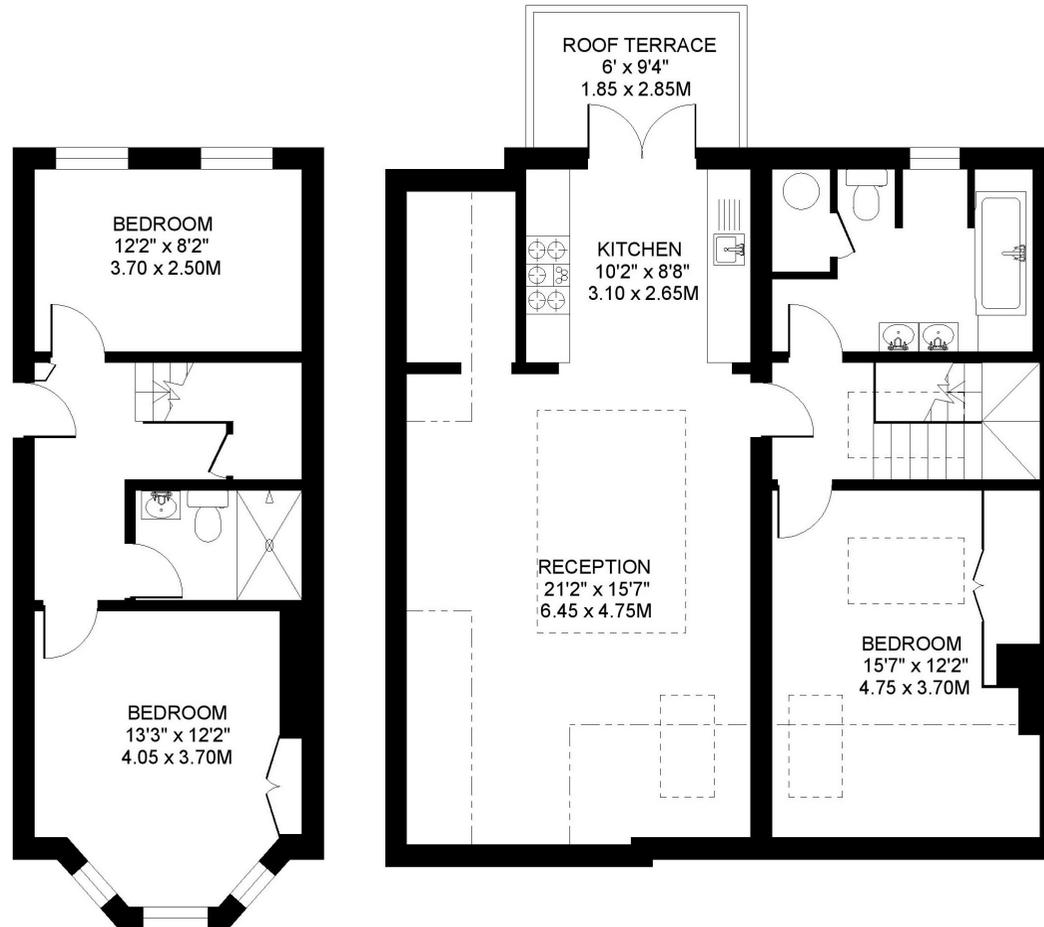
140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



BROOMWOOD ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

1241 SQ.FT. / 115.2 SQ.M.



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