

FOR SALE





This delightful, 2/3 bedroom detached cottage is a rare gem, perhaps the only one of its kind, Between the Commons and forming the part of the oldest street there, c.1850s-1860s. It benefits from a mature, secluded and south-facing rear garden and a large unconverted loft offering great potential for extension (STPP). Enviably located just off fashionable Northcote Road and in the catchment of the highly sought-after Honeywell and Belleville state primary schools. Offered with no forward chain. Approached via a small front garden and side porch entrance, this charming, early-Victorian, detached house has a bright and spacious ground floor with a generous open-plan double reception to the front, ideal for entertaining and featuring a lovely fireplace and open spiral stairs. Double doors lead through to a well-equipped sunny and bright kitchen, which in turn opens through to a rear hall off which is a dining area, a shower room/WC and a office/bedroom 3 with its own doors to the garden (all part of a substantial ground floor extension). The mature garden enjoys a wonderfully sunny aspect, open to the south and west, a very secluded position and useful side access. Upstairs there are currently two double bedrooms – two on the first floor plus a roomy bathroom/WC in the middle. Conversion of the large front loft would provide an excellent third double bedroom with dual aspect, a shower room en suite and storage into the eaves (subject to obtaining planning permission). Given the garden size, this is a wonderful and rare

opportunity. The property in general is very well looked after and attractively, freshly and neutrally decorated throughout. Chatham Road runs directly off Northcote Road between Clapham and Wandsworth Commons. Transport links are found at Clapham South (Underground) and Clapham Junction (Mainline). The property is very close to numerous bars, restaurants, specialist shops, and to a number of highly popular schools, in particular the outstanding-rated Honeywell and Belleville state primary schools which, in turn, are feeder schools for nearby Bolingbroke Academy (state secondary).



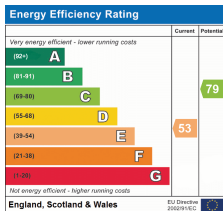
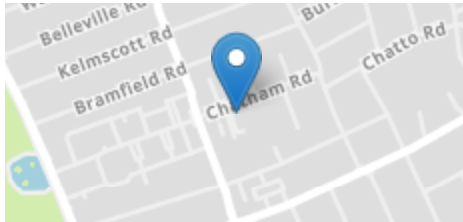
Chatham Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Detached House
- Unconverted Loft
- Study/Bedroom 3
- South-facing Garden
- 2nd Shower Room/WC
- Kitchen & Dining Room
- 2/3 Double Bedrooms
- Large Bath/Shower Room/WC
- Open-Plan Double Reception
- 1110 SQ.FT/103.1 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.



020 7228 7474 | sales@john-thorogood.co.uk

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



CHATHAM ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

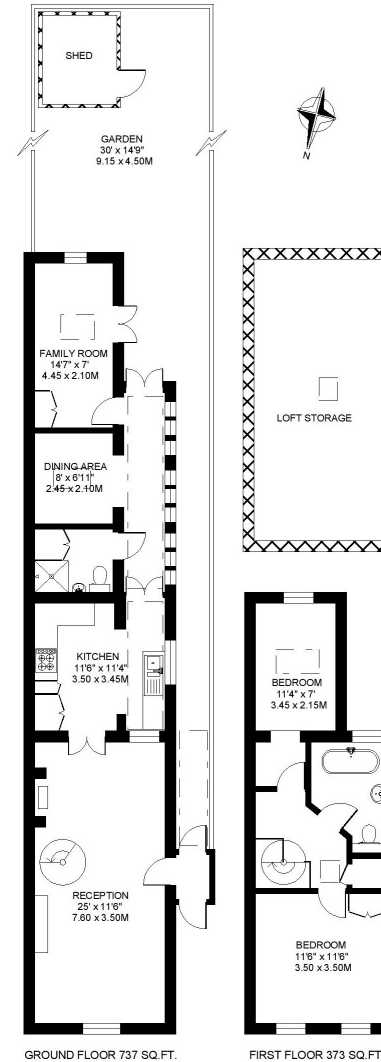
■ = 1110 SQ.FT / 103.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 338 SQ.FT / 31.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1448 SQ.FT / 134.5 SQ.M.



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