

FOR SALE





A delightful and very spacious two/three bedroom split-level flat (1087 SQ FT/ 100.9 SQ.M) with huge double living/dining room. It has been converted from the upper floors of an attractive Victorian terraced house in this highly sought-after street in the Honeywell School catchment area, just off fashionable Northcote Road. Wandsworth and Clapham Commons are close by as are good tube/bus/train links to The City and West End. It is offered with no forward chain.

The flat is ideally positioned on a quiet section of the street towards the top of the hill, is neutrally decorated, light and spacious and has good proportions throughout. In particular, the large front first-floor reception room has been knocked into the bedroom behind, to create a magnificent, extra-large living/dining room with double aspect, perfect for entertaining. Both sections of this wonderful room have cast-iron Victorian fireplaces flanked by attractive built-in cupboards and/or shelves, as well as high ceilings and large windows. The dining room section could easily be sectioned off again and restored as an independent room to make this a three double bedroom flat, if desired. On the same floor (down a few steps at the rear) is a sunny kitchen/breakfast room, overlooking the gardens. It has space for a table and is fitted with integrated oven, hob, extractor, fridge/freezer and dishwasher plus a freestanding washing machine. There is also a bathroom and separate WC on this level.

Currently, the top floor has two good double bedrooms. The larger of the two is situated at the rear and also benefits from a shower room/WC ensuite and two fitted wardrobes. The second double bedroom is bright, with front and rear skylights, and also has a built-in cupboard. Additionally there is scope to expand this room, by enlarging the loft, and/or building a roof terrace on top of the back bedroom. Both these would be subject to obtaining the usual consents.

Honeywell Road is a quiet tree-lined street running either side of Northcote Road in the area known as "Between the Commons", this house being in the section between Webbs Road and Wroughton Road. There is an excellent selection of notable restaurants, bars and specialist shops in addition to a thriving street market on Northcote Road and Battersea Rise. Clapham Junction mainline station and Clapham South are both within walking distance providing easy access to the City and West End. There are excellent nurseries and schools nearby, notably the aforementioned Honeywell School further down the street.



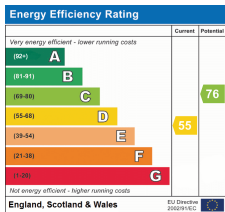
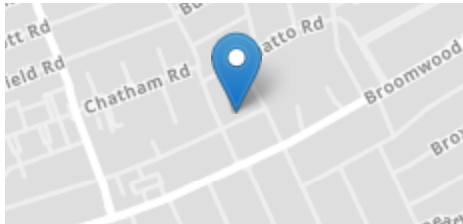
Honeywell Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- No Chain
- Entrance Hall
- Separate WC
- Dining Room (potential Bed 3)
- En Suite Shower Room/WC
- Bathroom
- 2 Double Bedrooms
- 17' x 14' Reception Room
- 1087 SQ.FT/81.5 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;

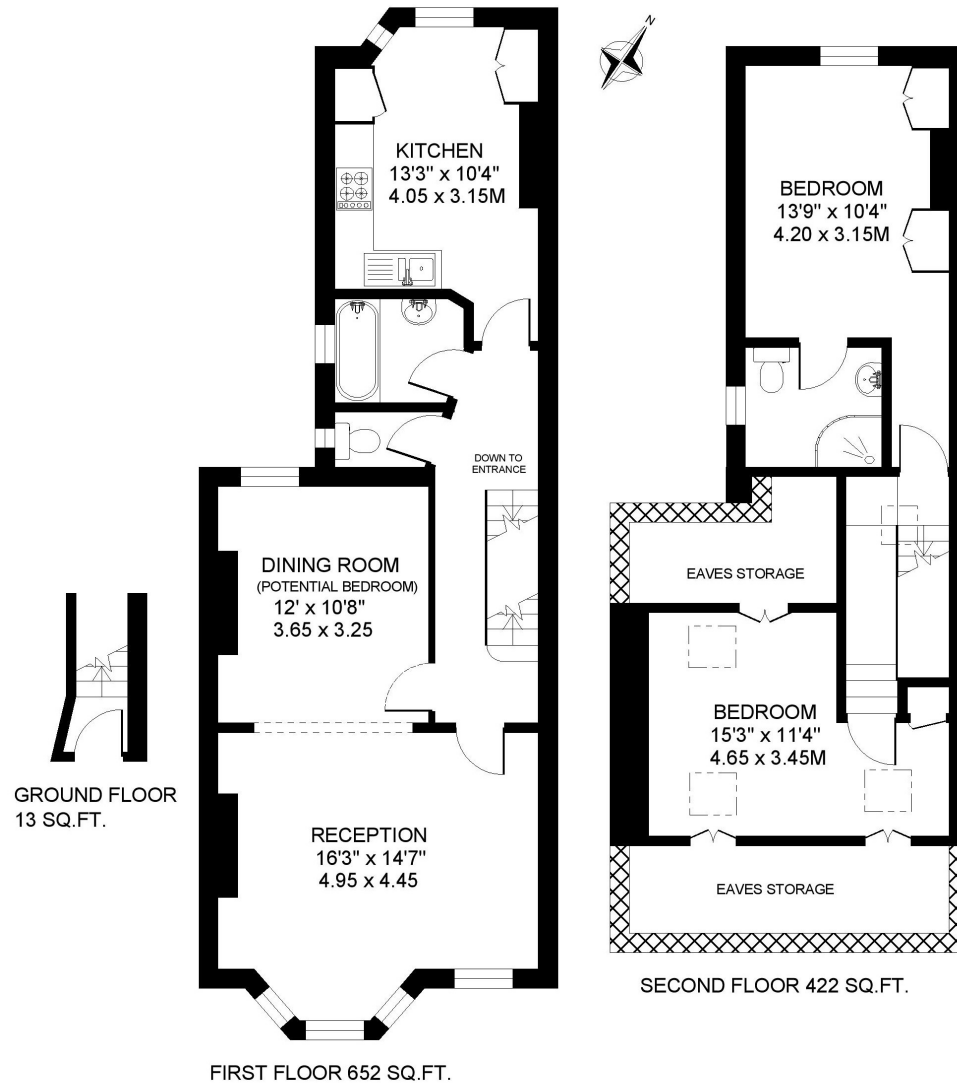


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HONEYWELL ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR AREA
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