





Sunny, wide and stylish, this substantial Victorian house with south-facing garden has been beautifully extended and renovated throughout to provide a wonderfully spacious and light family home in a quiet road right in the heart of the ever-popular Nightingale Triangle. It is close to both Commons, good schools and the train/tube links at Clapham South, Wandsworth Common and Balham.

This elegant Victorian terraced house has completed high-quality extensions to ground and top floors; constructed and finished sympathetically to suit the property's original character and resulting in an impressive floor area (2132 SQ.FT. / 198 SQ.M). It has been double-glazed throughout and retains beautiful original features including tessellated hall floor, ornate ceilings, and a lovely fireplace on the ground floor with large over mantle mirror. To the front, the ground floor comprises a wide and beautiful double reception room with built in cupboards and shelves and a large bay window; to the rear, a very well extended kitchen family room, fitted with a handsome and well-equipped bespoke hand-made kitchen by a Gloucestershire cabinet maker and painted in Farrow and Ball Pigeon. The room also has underfloor heating. This wonderful family space has ample room for dining table and sitting area and opens via fully folding glass doors to a sunny south-facing garden. The garden is a good size (26' x 18'), has a lovely, secluded feel, a central lawn and established flower beds. There is a large built-in cycle shed at the front of the house providing useful additional storage.

On the first floor are three generous double bedrooms and a smart family bath/shower room complete with airing cupboard. The generous "double" loft conversion on the top floor has been completed over both the front and rear of the property and the current owners have the accommodation set up to have the whole top floor to themselves! This incorporates a large main bedroom with balcony and built-in wardrobes, a contemporary bath/shower room, a further dressing room en-suite, and a sizeable study (with dual aspect) to the rear (which can also be a fifth double bedroom). There is also eaves storage to the front. Calbourne Road is an immensely sought-after

tree-lined street of Victorian houses positioned close to Nightingale Square in the Nightingale Triangle. Both Wandsworth and Clapham Commons are easily reached on foot and transport links are excellent with a choice of Wandsworth Common mainline, Clapham South tube or Balham mainline/tube stations to whisk you into the City/West End (each being approximately half a mile away). It is also convenient for good schools such as Northcote Lodge, Eaton House, Broomwood Hall and Holy Ghost as well as numerous local nurseries. There is an ever-increasing range of specialist shops, bar/restaurants and a thriving street market on nearby Northcote and there is a further selection on Bellevue Road's pretty parade. High-street convenience shopping including Waitrose, Marks & Spencer and Sainsbury's can be found at Clapham South and Balham.



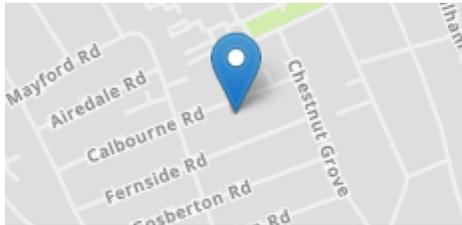
Calbourne Road

Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Dressing Room
- Downstairs WC
- Laundry + Cellar
- Kitchen/Family Room
- 26' x 18' South-Facing Garden
- 5 Double Bedrooms
- Double Reception Room
- 2 Bath/Shower Room/WCs
- 2132 SQ.FT / 198 SQ.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
92 to 100	A
81 to 91	B
69 to 80	C
55 to 68	D
39 to 54	E
21 to 38	F
1 to 20	G

England, Wales & N.Ireland

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