

FOR SALE



43



This handsome, 3-storey Victorian semi-detached house, overlooks Wandsworth Common and occupies a wide plot, set back from the road, near the top of Honeywell Road. Having been in the same loving ownership for almost half a century, it requires modernisation but with its fabulous open views to both front and rear, its potential to extend and its many original features, this is a unique opportunity to create a substantial family home in a special location, close to excellent schools, green spaces, great transport connections and fashionable Northcote Road.

Approached via a well-established front garden (with a side storage passage ideal for bikes), this imposing property welcomes you into a spacious hall with lovely winding staircase leading to the two full upper floors. There are no awkward half landings so the ceiling height throughout the ground floor is superb and the width of the plot makes for beautifully proportioned rooms. There is an elegant front drawing room looking out to the common with ornate ceilings and marble fireplace, and then two rooms at the rear side by side which have been knocked together and offer family and dining spaces - there are also ornate ceilings and a lovely wooden fireplace here too. Beyond is a kitchen conservatory which opens onto an overgrown but gorgeous 44' x 25' garden with open views down the hill between Honeywell and Broomwood Road. This is a special feature of the house with no houses opposite you and none directly behind either. Gone is that cramped London feeling replaced by views of green and of sky.

There is potential to extend (STPP) as well as modernise and the area to back of the ground floor would be our number one choice of position to do this; an ideal place to increase an already sizeable floor area out into the garden with any extension also benefitting from the wonderful feeling of privacy afforded at the rear by the specific position of the house. There is also further potential to dig a basement beneath the wide footprint of this house - currently though, there are three chambers in the decent cellar. Lastly there is a handy ground floor WC and useful door to the front side passage from the dining room.

On the upper floors there are six bedrooms (several with good built-in wooden wardrobes) and three bathrooms, plus an additional separate WC. The rooms at the front enjoy wonderful views over Wandsworth Common and those at the rear enjoy views over gardens, all the way down to Northcote Road. The house has a charming

original feel throughout with many rooms having stripped wooden doors, floors and windows. It also has a great sense of light and space.

This house is beautifully placed for the green spaces and many recreational facilities of Wandsworth Common. Transport is excellent with Clapham Junction and Wandsworth Common mainline stations and Clapham South tube station nearby, in addition to numerous bus routes with the 319 particularly handy for access to Chelsea. Local amenities are excellent with nearby Northcote Road and Bellevue Roads providing a wide variety of specialist shops, cafes and restaurants as well as a thriving street market. The area as a whole is renowned for its numerous good local schools.



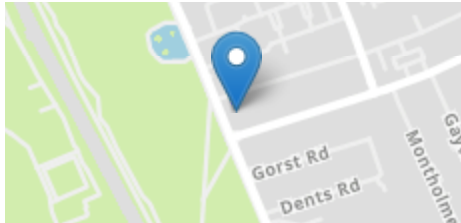
Bolingbroke Grove

Wandsworth Common SW11

FOR SALE

PROPERTY FEATURES

- Dining Room
- Family Room
- Drawing Room
- Extensive cellars
- 2 Cloakrooms / WCs
- 44' x 25' Rear Garden
- 6 Bedrooms
- 3 Bathroom/WCs
- Kitchen/Conservatory
- 2444 SQ.FT / 227.0 SQ.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
92 to 100	1 to 10
81 to 91	11 to 20
69 to 80	21 to 30
55 to 68	31 to 35
49 to 54	36 to 40
35 to 48	41 to 45
21 to 34	46 to 55
1 to 20	56 to 60

England, Wales & N.Ireland

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

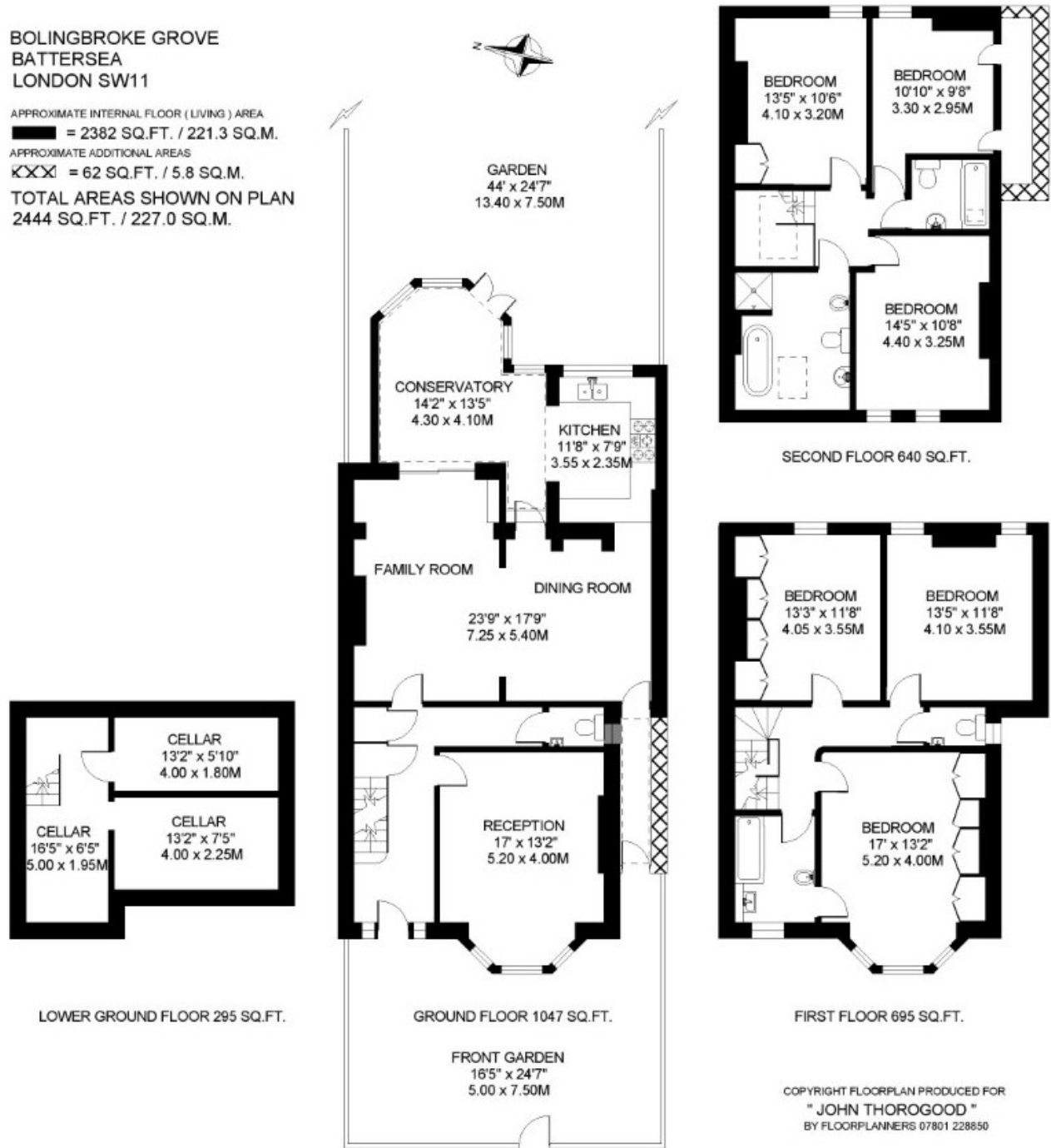


BOLINGBROKE GROVE BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2382 SQ.FT. / 221.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 62 SQ.FT. / 5.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2444 SQ.FT. / 227.0 SQ.M.



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