







Located in the catchment for Belleville and Honeywell Schools, this smart five-bedroom contemporary "town-house" occupies a prime spot in a sought-after gated mews. Unloading kids & shopping couldn't be safer or easier with the off-street parking in this secure and quiet position. Not that you'd need a car here. The mews is positioned just off Northcote Road's variety of bars, cafes and shops with access to good train/tube/bus links.

This exclusive and convenient modern gated mews development is a great rarity in and around Northcote Road. The houses, built in 2004, offer a different lifestyle in an area of predominantly Victorian and early Edwardian terraces. You can dispense with the usual concerns over survey. Unlike Victorian houses this will come without the familiar list of remedial works required, damp, movement and re-roofing often cited as the most concerning. With off-street parking and no through traffic, they offer, dare I say it, a more stress-free existence in the heart of one of the most popular family districts in London. A further point is that all the 1672 square feet is usable as the property does not have the cellars, long corridors and odd corners that help to bolster the floor area of Victorian houses. The house has an alarm and mains operated smoke and carbon monoxide detectors.

Accommodation is spacious, bright, well-designed and fitted to a high specification throughout. The ground floor has a wonderfully large reception area with modern open-plan kitchen, fitted with granite worktops and good-quality appliances. It has double-glazed doors and windows onto an attractive and secluded garden. There is also a cloakroom/WC off the hall.

Upstairs the end position on the mews affords this particular house especially good light from that extra southerly aspect. It has an excellent balance of bedrooms and bathrooms, with both main bedroom and guest bedroom benefitting from en suite bath/shower rooms and there being a good family bathroom on the upper floor. The house has excellent storage, including a loft space, lots of built-in wardrobes and a generous airing cupboard housing the Megafluo water tank and boiler.

The mews is quietly and securely tucked away off Chatham Road behind electric gates. It is centrally

positioned "Between the Commons", an area which has become an extremely popular spot for families, and is renowned for its numerous highly-regarded schools. The most sought-after of these, Honeywell state Primary school, is in the next road, with Belleville Primary a few roads in the opposite direction. The house is in the current (2020) catchment for both these schools, which feed into Bolingbroke Academy (secondary) if you wish for state education all the way through.





## Between the Commons SW11

## PROPERTY FEATURES

- No Chain
- Cloakroom / WC
- Off-Street Parking
- Secure Gated Mews
- 28' Reception Room
- Secluded Patio Garden
- Open-Plan Kitchen
- 5 Bedrooms
- 3 Bath/Shower Rooms
- 1626 SQ.FT / 151.1 SQ.M



**Energy Efficiency Rating**

Very energy efficient - lower running costs

Country	Energy Efficiency Rating (2019)
Denmark	92 to 100 (A)
Finland	91 to 93 (B)
Sweden	89 to 90 (C)
Poland	86 to 88 (D)
France	84 to 86 (E)
Spain	81 to 83 (F)
Italy	79 to 80 (G)
UK	71

Mid energy efficiency - higher running costs

EU Directive 2009/12/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Country	Environmental Impact (CO <sub>2</sub> ) Rating (2019)
Denmark	92 to 100 (A)
Finland	91 to 93 (B)
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Poland	86 to 88 (D)
France	84 to 86 (E)
Spain	81 to 83 (F)
Italy	79 to 80 (G)
UK	61

Mid environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2009/12/EC

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:

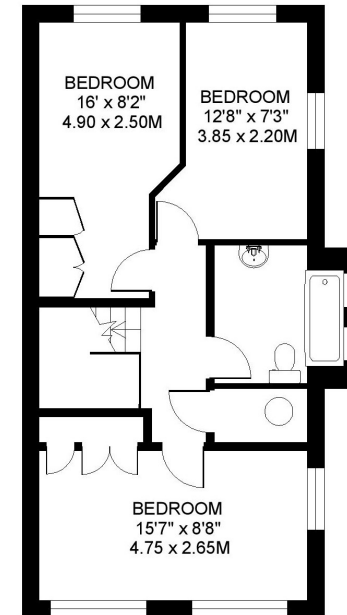
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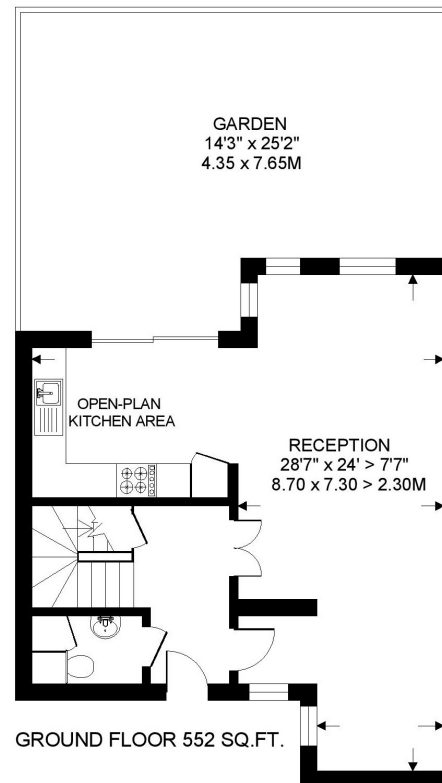
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APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
1626 SQ.FT. / 151.1 SQ.M.

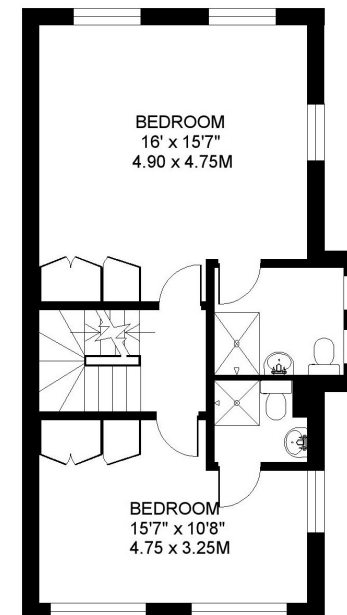


SECOND FLOOR 537 SQ.FT.



GROUND FLOOR 552 SQ.FT.

### OFF STREET PARKING



FIRST FLOOR 537 SQ.FT.