





This re-modelled and extended Victorian family house, with longer-than-average garden, provides a contemporary family kitchen, an elegant double reception room and four double bedrooms. Located 'Between the Commons' in the likely catchment area for Honeywell and Belleville Schools, it is also about three quarters of a mile from both Clapham Junction and Clapham South train/tube stations and a few hundred yards from the fashionable shops and restaurants of Northcote Road.

The combination of elegant reception rooms with their beautifully-restored, high, ornate, Victorian ceilings, and a contemporary, extended kitchen to the rear, means this terraced house very successfully marries the best of the old with the best of the new. The kitchen has a lovely high side extension with skylights pointing south, plus rear glass doors to the garden. It has become a wonderfully light and spacious area, comprising an excellent range of units, good-quality integrated appliances, central island and sizeable rear dining area, ideal for a family. The whole room has under-floor heating. The double reception connects through directly into the kitchen as well and has a bay window to the front. It has hardwood floors and a lovely limestone fireplace. The under-hallway cellar is used as a useful utility room and store area. There is also a downstairs WC and cleverly designed garden measuring over 28' in length (longer than average for Between the Commons), with patio and artificial lawn.

Upstairs, all the bedrooms are generously sized and are served by a superb family bathroom with underfloor-heating, deep free-standing bath and separate walk-in shower, plus a further shower room en suite to the top bedroom. Built-in

storage features in three of the four bedrooms. There remains the potential to further extend over the rear roof space to create an additional bedroom / study and bathroom. Planning permission was previously obtained for this and should be easy to re-new.

Leathwaite Road is close to the open spaces of Clapham Common (and Wandsworth Common) and about three quarters of a mile from both Clapham Junction (overground) and Clapham South (underground) stations. The house lies within the catchment for Honeywell and Belleville primary schools and there are numerous other private primary schools and nurseries in the immediate area. Nearby Northcote Road provides specialist boutiques, a thriving weekend market and many popular bars, cafes and restaurants.



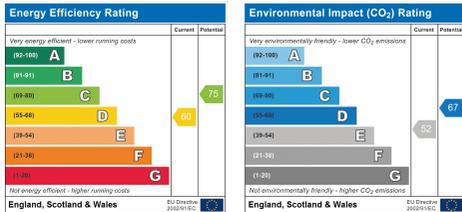
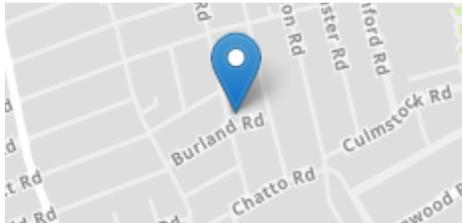
Leathwaite Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- Hallway
- Downstairs WC
- Basement Utility
- Extended Kitchen
- 28' Landscaped Garden
- Potential Rear Loft Conversion
- Double Reception
- 4 Double Bedrooms
- 2 Bath / Shower Rooms
- 1900 Sq Ft/176.5 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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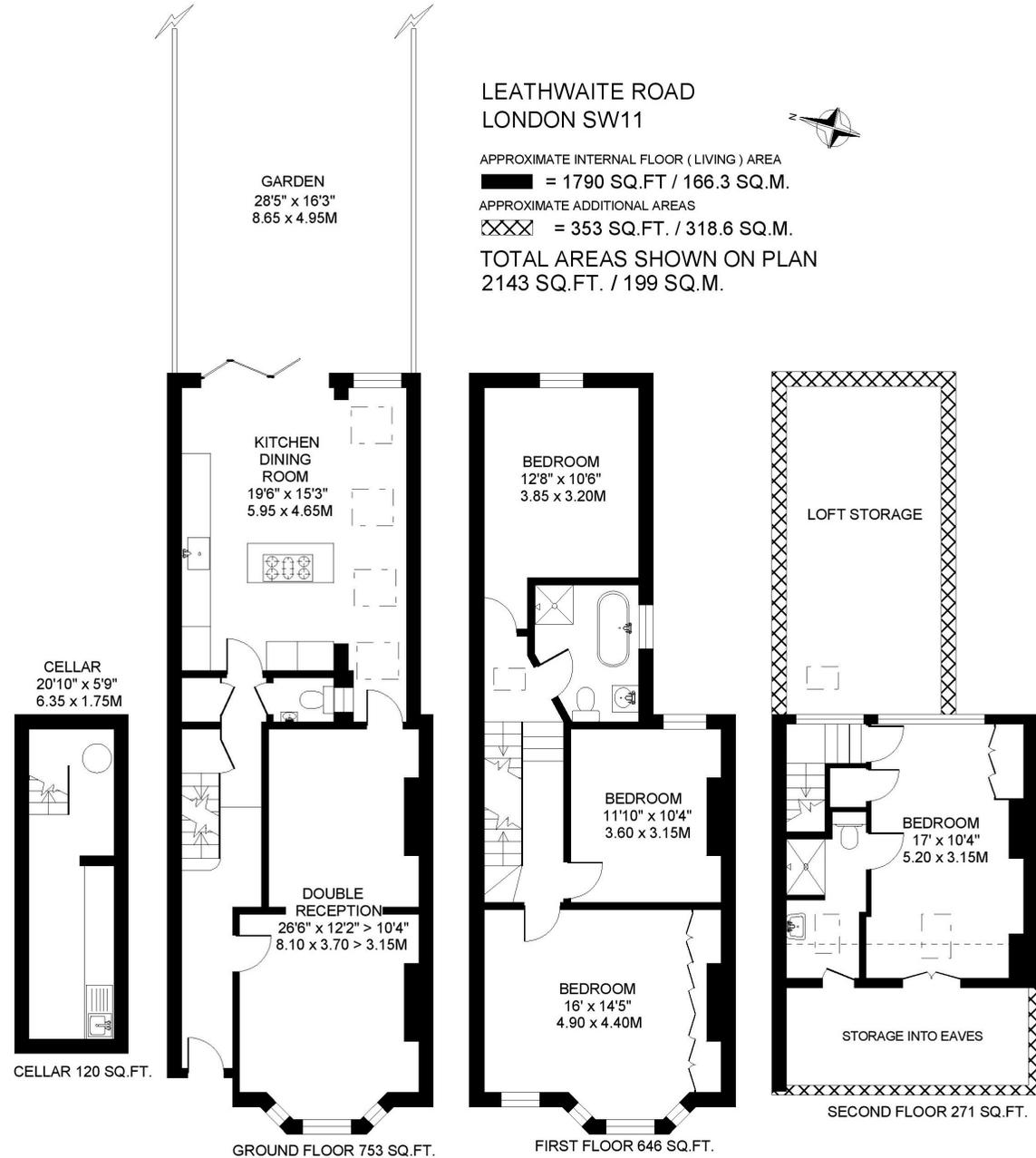
LEATHWAITE ROAD LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1790 SQ.FT. / 166.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ☒☒☒☒ = 353 SQ.FT. / 318.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2143 SQ.FT. / 199 SQ.M.



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