

FOR SALE





This handsome and wide Victorian house with rare 41' x 28' garden has been beautifully and sympathetically extended, renovated and maintained to provide ample family accommodation, whilst its substantial "natural" footprint makes the potential for a basement conversion even more enticing. Situated in the popular middle section of one of the area's premier roads – a leafy location just off Wandsworth Common, close to excellent schools, transport facilities and both fashionable Northcote and Bellevue Roads.

Hendrick Avenue is situated between Thurleigh Road and Nightingale Lane in this highly-sought after position adjacent to Wandsworth Common and its mainline station and provides substantial Victorian family houses (built circa 1885) with good gardens. This example has been thoughtfully designed at the rear with a lovely light and spacious conservatory extension off the stylish kitchen. The kitchen itself is attractively fitted with smart units including a large stainless steel sink unit, hob and oven and has built-in walnut breakfast bar. The extension is a considerable addition to the generous reception areas and connects via double doors to a magnificent double drawing room with oak floors and lovely original features including fireplace, cornices and doors. When compared to the double-fronted houses in the local area, (which often have two sets of narrower rooms) these extra-wide single-fronted late-Victorian houses typically have wider rooms and a greater sense of space and light as a result. The usual downside is no separate area for children to enjoy. But this is not the case here as there is a well-defined and snug TV room (or study) off the hall and kitchen. It's separate enough to be able to shut out the noise but close enough to the main living spaces (with window into the kitchen) to keep both parents and children happy. There's also a useful ground floor cloakroom/ WC and decent wood panelled cellar with plumbing for the laundry appliances.

Upstairs the layout is again well thought out. The two rooms at the rear of the first floor have lovely views over the rear gardens and have been combined to create a delightful principal bedroom (with a wall of fitted wardrobes) and a beautifully appointed en suite bathroom. On the first floor to the front is another very large double bedroom with bay window, also with good fitted cupboards and an en suite shower room and which is therefore perfect for a nanny or for guests. The top floor provides three further double bedrooms and a family bathroom. There is also a generous storage loft. The garden is a delight; mainly lawned and with an easterly aspect. It is also especially open to the south which brings wonderful natural light into the kitchen area. At the same time there is an excellent feeling of seclusion from the rear with established climbers and neighbouring trees providing a lovely natural screen.

Hendrick Avenue is positioned at the southern end of this highly popular area known locally as "Between the Commons". With

houses built only on one side it feels more open than other nearby streets and parking is without doubt less of an issue. It is convenient for good schools such as Northcote Lodge, Honeywell, Thomas', Belleville, and Broomwood Hall as well as numerous local nurseries. Transport is excellent, with Clapham South tube (Northern Line) and Wandsworth Common BR stations very accessible. The green spaces of both Wandsworth are also very close by. The ever-increasing range of specialist shops, bar/ restaurants and thriving street market on nearby Northcote Road, has dramatically increased its popularity as a shopping parade in recent years and there is a further selection on Bellevue Road's pretty parade. High-street convenience shopping including numerous supermarkets can be found at Clapham South and Clapham Junction.



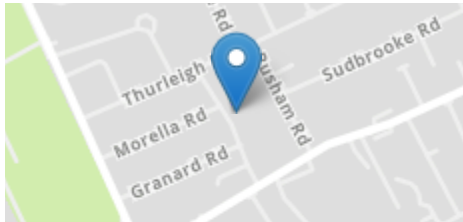
Hendrick Avenue

Between the Commons SW12

FOR SALE

PROPERTY FEATURES

- Loft Storage
- Cellar/Utilities
- TV Room/Study
- 41' x 28' Garden
- Cloakroom / WC
- 32' Double Drawing Room
- 5 Double Bedrooms
- Kitchen/Family Room
- 3 Bath/Shower Rooms (2xE/S)
- 3024 SQ.FT/280.9 SQ.M (inc. storage)



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.

JT | JOHN THOROGOOD

020 7228 7474 | sales@john-thorogood.co.uk

140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



HENDRICK AVENUE
BALHAM
LONDON SW12

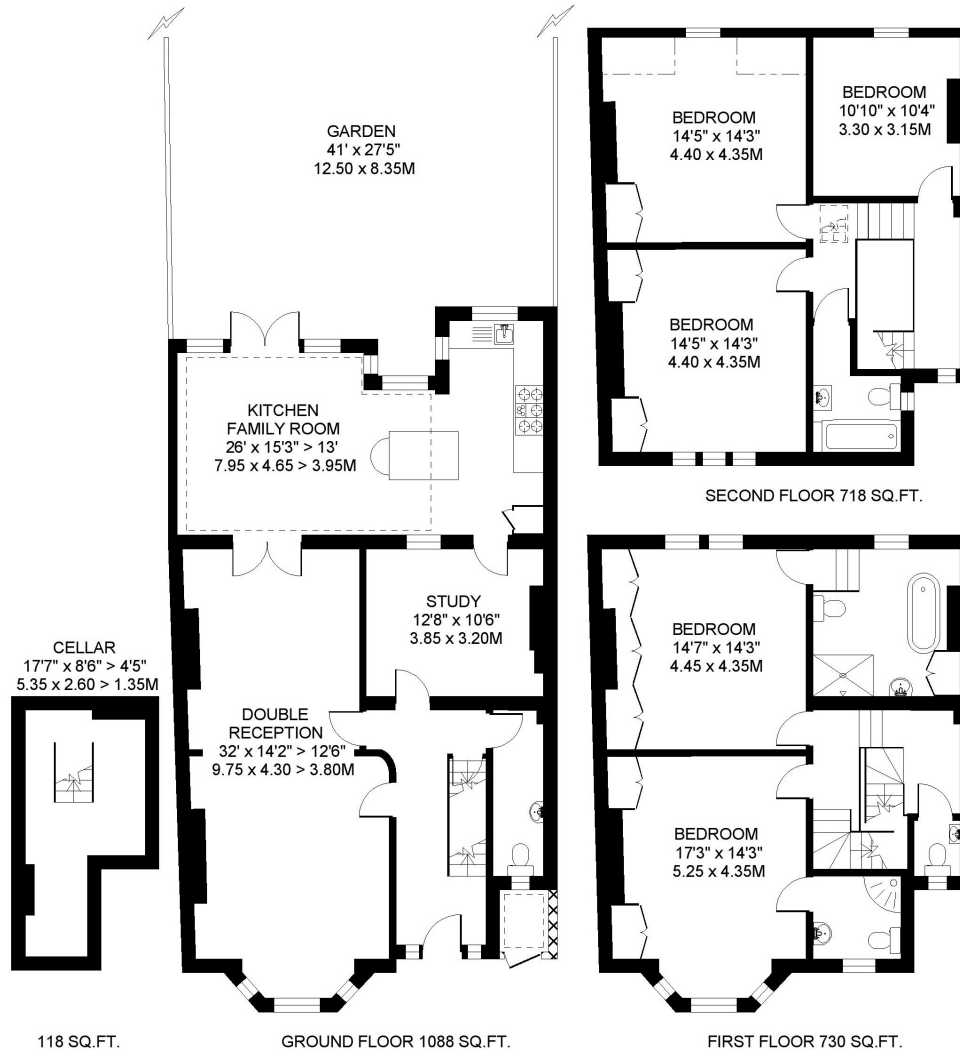
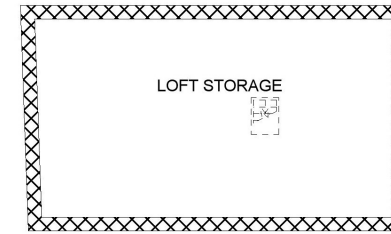
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 2654 SQ.FT. / 246.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 370 SQ.FT. / 34.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
3024 SQ.FT. / 280.9 SQ.M.



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