

FOR SALE





This rare gem of a house almost has it all: extra-width, large garden (51'), sunny southwest aspect, open rear outlook, huge untapped potential, not to mention some handsome original Victorian features - and it's all (incredibly) in the (likely) catchment for Honeywell school. With some extension and investment this property has the potential for over 3500 square feet of accommodation which, together with said garden, would, you'd be forgiven for saying, make it not only the best house on this highly sought-after street but arguably one of the best single fronted terraced houses between the commons. On the market for the first time in over forty years, you can expect to update and refurbish. But what you are getting here is a prime plot with no chain! This imposing Victorian family home (already over 2500 square feet) is an exceptional property and a rare opportunity indeed. This is virtually the only place you'll find a house with a 50' + south-west facing garden between the commons. In addition to enabling a spot of "lawn cricket" with the kids, it also allows for significant rear expansion at ground (and potentially basement) level to create a splendid and enviable family home. This Victorian 5-bedder is not only southwest-facing at the back but is also further blessed with a rear outlook over the substantial gardens of Blenkame Road directly behind. Already extended into the loft, an incoming buyer would be mainly able to focus their minds on ground and basement levels to maximise the property's huge potential. But the existing layout has been well thought out to suit a growing family, with plenty of ground floor living space courtesy of the sizeable conservatory extension, a downstairs WC and a large cellar. Equally, upstairs provides five spacious double bedrooms with a generous bathroom on each floor. So,

whilst it may be that the next owner doesn't stay for forty years, they undoubtedly could and one can easily see why they would. The property is located close to Northcote Road's fashionable restaurants, bars and shops, with tube/train connections nearby at Clapham South, Wandsworth Common or Clapham Junction giving good access to The City and West End. It is close to numerous excellent schools including the highly sought-after Honeywell and Belleville primary schools and the relatively recently-opened secondary school, Bolingbroke Academy. Both Wandsworth and Clapham Commons are nearby with beautiful green spaces and good recreational facilities.



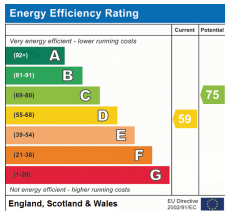
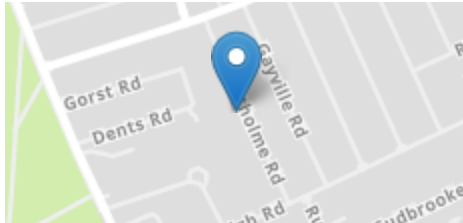
Montholme Road

Between the Commons SW11

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PROPERTY FEATURES

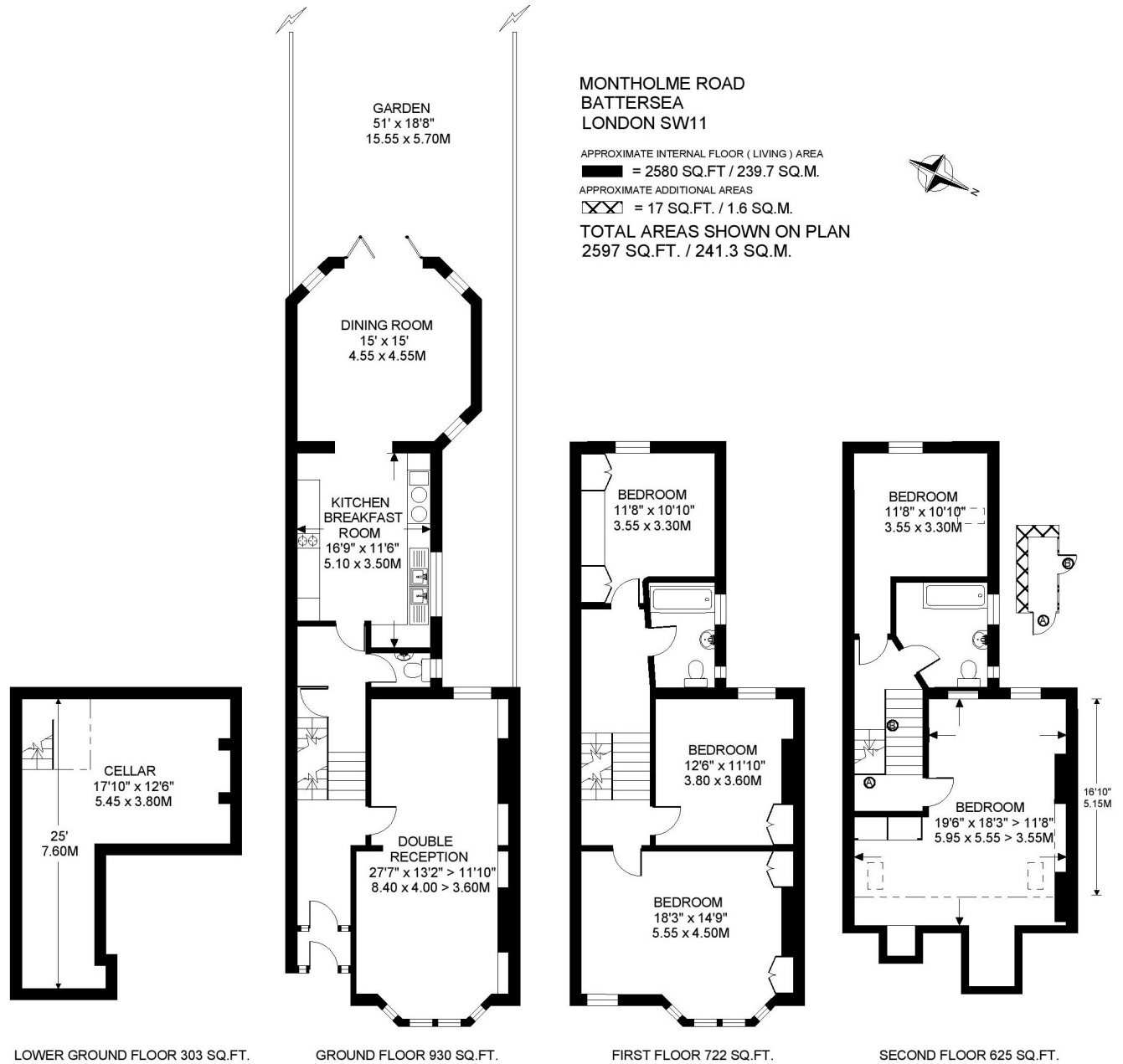
- No Chain
- Large Cellar
- Cloakroom / WC
- Kitchen/Breakfast Room
- Conservatory/Dining Room
- 51' x 19' SW-facing Garden
- 5 Bedrooms
- 2 Bath / Shower Rooms
- Double Reception Room
- 2597 SQ.FT/241.3SQ.M (inc. storage)



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.



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