





This exceptionally stylish, innovatively designed and substantial Victorian, family home, in excess of 3300 ft.<sup>2</sup>, has delightful natural width and a beautiful mature garden. It is situated in one of the area's premier streets, within an exclusive, leafy enclave just off Wandsworth Common.

Not only have the owners of this handsome Victorian home boosted its floor area to a huge 3343 square feet, they have designed a fantastic extensions to ground and lower ground floors with style and flair, successfully delivering the best possible layout and providing both levels with access to the rear garden and enclosed patio. The result is a substantial family house with cleverly considered connections between the numerous spacious living areas.

Practicality has not been forgotten, however and a beautiful study with floor-to-ceiling glass partition, a generous utility room and excellent storage have been accommodated without compromising bedroom space. In all there are six bedrooms and four bathrooms including a large well-designed first-floor master suite and guest bedroom and bathroom on the lower floor.

Morella Road has long been considered

an exclusive location, as a quiet tree-lined street directly off Wandsworth Common. The houses are predominantly well-kept sizeable family properties and the road has an unspoilt, consistent feel. The specialist shops, bar/restaurants and thriving food market of fashionable Northcote and Bellevue Roads are close by as are numerous good schools in both state and private sectors. Nearby Wandsworth Common mainline station accesses Victoria or Waterloo via Clapham Junction, and Clapham South tube connects straight to The City/West End.



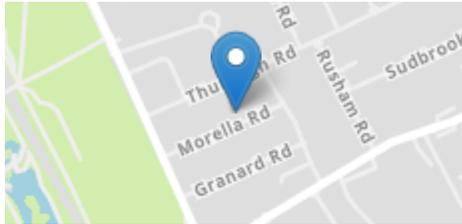
# Morella Road

Wandsworth Common SW12

**FOR SALE**

## PROPERTY FEATURES

- 2 Large Reception Rooms
- Kitchen / Dining Room
- Cloakroom / WC
- 26' Family Room
- Study
- Utility Room
- 6 Bedrooms (Total)
- 4 Bath / Shower Rooms (Total)
- Rear Garden 25' x 23'
- 3343 SQ.FT / 310.5 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.

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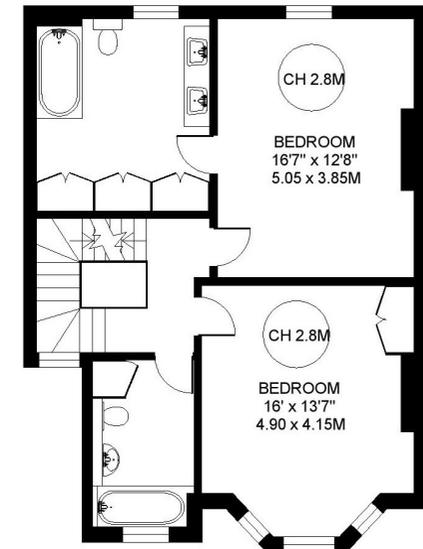
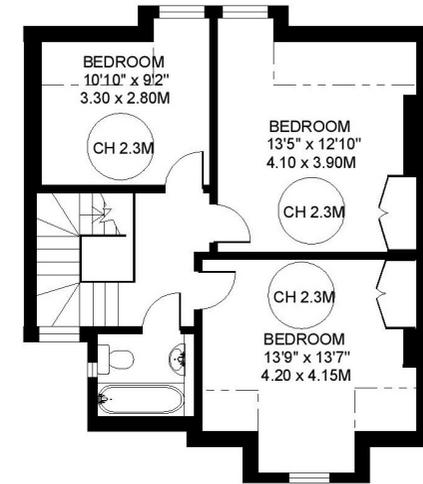
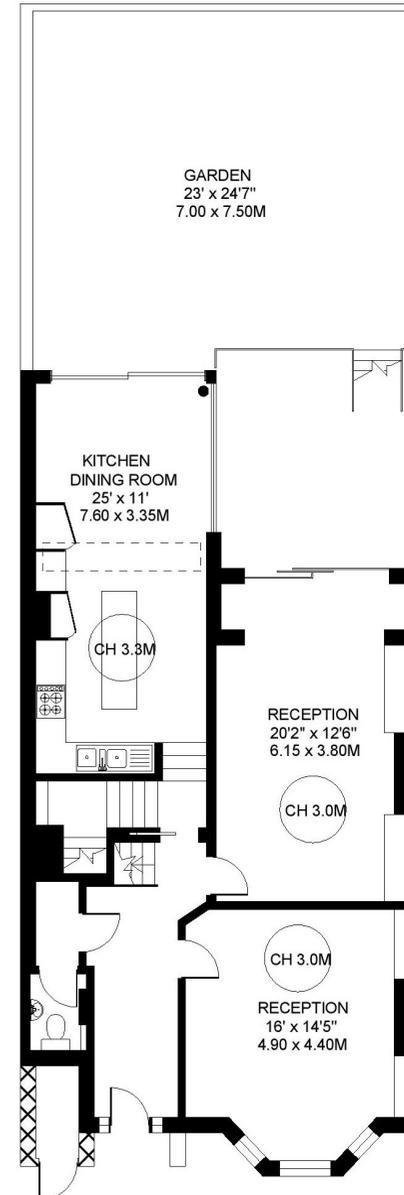
## MORELLA ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 3220 SQ.FT / 299.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 65 SQ.FT. / 6 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
3343 SQ.FT. / 310.5 SQ.M.



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