

**FOR SALE**





One of a pair of superb, modern, semi-detached houses set back from the road in a delightfully secluded position. Unloading kids and shopping couldn't be safer or easier with the two off-street parking spaces offered. Not that you'd need a car here - this substantial five bed contemporary family house (2150 SQ.FT / 200.0 SQ.M), with wonderful open-plan living space and beautiful secluded south-facing garden, is positioned close to Northcote Road's conveniences and within the usual catchment areas of Honeywell and Belleville Schools. Mainline / tube approx. half mile.

Life "Between the Commons" can be amazingly convenient for schools, transport and shopping. But with houses jammed like sardines into a tin, your home can end up feeling a little like a goldfish bowl - rows of houses overlooking you from the back and passers by gawping in from the pavement at the front. Not so here! If privacy, seclusion, and peace and quiet matter to you, but you're not prepared to sacrifice the luxury of living close to Northcote Road, then this location could be the answer. Of course, all this comes at a price and that's having to abandon your designs on a Victorian house. But when you come across a semi-detached house like this one with c. 2200 square feet, positioned well away from the road at the back of a private drive, with off-street parking for two cars and a thoughtful modern and practical interior layout, then why would you care?

These two, three-storey properties were built just over twenty years ago and were occupied for many years by the original architect and builder. They were originally designed with a central stairway between the houses so that, subject to consents, each house could subsequently be converted into three flats, if desired. The original architect has since done this to the neighbouring property, retaining the ground floor flat for himself. This property remains as a single dwelling but retains the exact same potential which increases its future investment value.

Currently, this house is set out perfectly for a family, combining practicality with modern design. For instance, the ground floor has a decent utility room and cloakroom/WC, but still has wow-factor in the form of a huge kitchen/family room 22' x 20' which has glazed doors and panels overlooking the sunny garden. It also connects through to the reception area creating a lovely bright and spacious open-plan feel. The south-facing garden is an excellent size and is mainly laid to artificial grass with a high-surrounding wall and lovely decked outside dining area. With virtually no-one overlooking from the rear it is extremely secluded and particularly sunny.

Upstairs, well-positioned bathrooms define the use of the space. The top floor principal suite comprises a double bedroom, wet room and dressing room and has a balcony with metal spiral staircase dropping down to the garden. Alongside is a family bathroom and two children's bedrooms. On the first floor are two

double bedrooms, one of which has an adjoining room, which currently serves as an office but could be a perfect area for an "au pair". There is an additional shower room on this floor. The landings and stairwells are also particularly bright and spacious, giving a lovely airy feel throughout the property.

The house is quietly and securely tucked away off Chatham Road behind a long drive providing off-street parking and an easy place to install an electric charger. It is centrally positioned "Between the Commons", an area that has become an extremely popular spot for families and is renowned for its numerous, highly-regarded schools. The most sought-after of these, Honeywell Primary School, is in the next road along. Northcote Road, at its centre, is just 100 yards away, and has a superb array of specialist shops (including many children-oriented boutiques), a diverse range of bar/ restaurants and cafes and a thriving and fashionable, weekend street-market. Transport is excellent with Clapham Junction, Clapham South and Wandsworth Common stations all accessible and numerous bus routes close by providing frequent access into the City and West End. The green spaces and recreational facilities of both Clapham and Wandsworth Commons are close by.



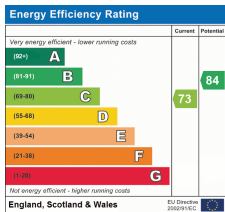
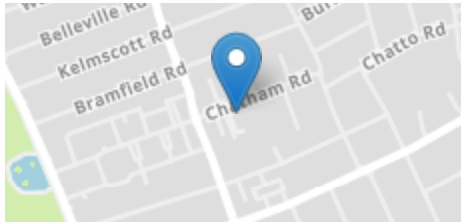
# Chatham Road

Between The Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Utility Room
- Cloakroom / WC
- 2 O/S Parking Spaces
- Principal Bedroom Suite
- 31' x 25' South-facing Garden
- 22' x 20' Kitchen/Dining Room
- 4 Further Bedrooms
- Double Reception Room
- 2 Further Bath/Shower Rooms
- 2150 SQ.FT / 200.0 SQ.M



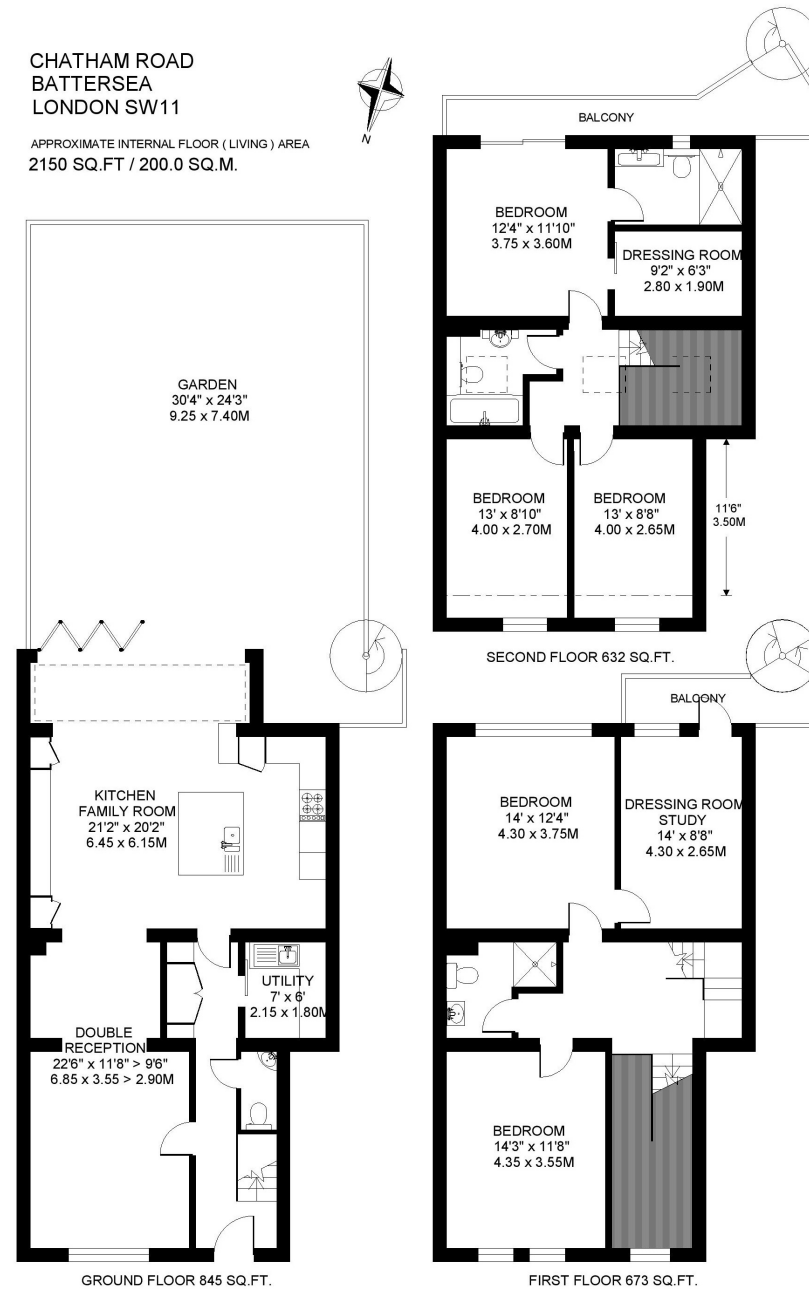
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020 7228 7474 | sales@john-thorogood.co.uk  
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk

CHATHAM ROAD  
 BATTERSEA  
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 2150 SQ.FT / 200.0 SQ.M.



OFF STREET PARKING

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