

FOR SALE





This elegant, high-ceilinged, Victorian, family home of over 2100 square feet with sunny, southwest facing garden (31'), has been beautifully designed, extended on the ground and top floors and stylishly refurbished throughout. The house is conveniently positioned on the bright side of one of Battersea's most desirable streets, directly off the North Side of Clapham Common, a quarter of a mile from Clapham Junction and with many good schools, shopping facilities and bars/restaurants close by. A Victorian house in Battersea that's so close to everything - AND with that elusive, decent, southwest-facing garden!

The south-west side of this long-admired street, made of substantial Victorian properties, benefits not only from lovely long sunny gardens, but, in most cases, larger extended kitchens and, more unusually, potential access from the rear for your car, if required. They also boast wider proportions and higher ceilings than many other local roads.

This one is positioned on the peaceful central stretch of Altenburg Gardens. It features a large family kitchen extended to the side and rear - enjoying the sunny south-westerly aspect. It's stylishly fitted with Alex Findlater woodwork, featuring coffee station with filtered water, breakfast bar, banquette seating area, and Miele and Neff appliances.

Crittall glazed doors and windows lead onto a travertine patio, large lawn with apple tree, and raised arbour seating area shaded by rambling rose. At the rear of the garden, a wide gate allows access from Lavender Walk for bikes, works and an alternative stroll to Lavender Hill or Battersea Rise. Some neighbouring properties have made larger openings here to allow off-street parking whilst others have erected single-story studios. This one retains the large garden providing great play space for young families.

The double reception room (plus some upstairs rooms) and the hall have delightful original features including ornate ceilings, fireplaces, original flooring and sympathetic double-glazed windows. There is a handy downstairs WC. The cellar has cleverly been divided into a smart utility/laundry area and separate good storage space. There is of course scope for a full basement conversion (STPP).

Upstairs the modern layout design allows for five bedrooms, one of which is an office. The principal bedroom and suite are superb, with a view of the church from the balcony, bespoke dressing room and contemporary shower room en-suite - with Italian unlacquered brass fittings and Bert & May tiling. The other double bedrooms are well served by a family bathroom (one on each floor), one of which has a separate walk shower cubicle. Again both have been renovated with style and high-quality materials. Plumbing features Megaflo and new boiler.

The lounge, main bedroom and office are directly connected to the internet router by CAT6 cable for high-speed, reliable streaming / surfing / zooming.

The frontage of the property has been sympathetically restored by the current owner, with bricks cleaned and repointed, and new drainage and colour-matched, bike storage added. The front aspect, featuring St Vincent de Paul church, makes for a particularly pleasing view on the doorstep.

Clapham Junction has excellent train links to The City/West End and almost everywhere else! Battersea Rise, Northcote Road and Lavender Hill are all so close you are spoilt for choice of restaurants and bars and shops. The library (with its ornate study / reading room) sits on the road. Next-generation fibre has been laid in the last few months, and Altenburg's C1 parking means a car can also be parked next to the big shops on St. Johns Road.

There are first-class schools, nurseries and Clapham Common's green spaces on the doorstep. All of this make this wonderful residential road, made of beautiful Victorian properties, a magnet for young families and professionals alike.



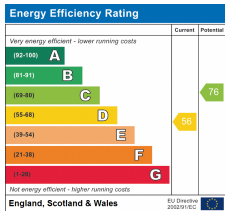
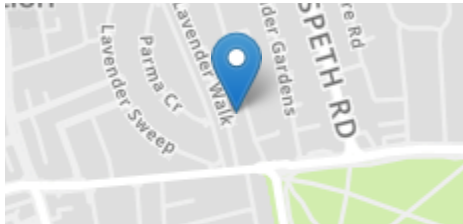
# Altenburg Gardens

## Clapham Common SW11

**FOR SALE**

### PROPERTY FEATURES

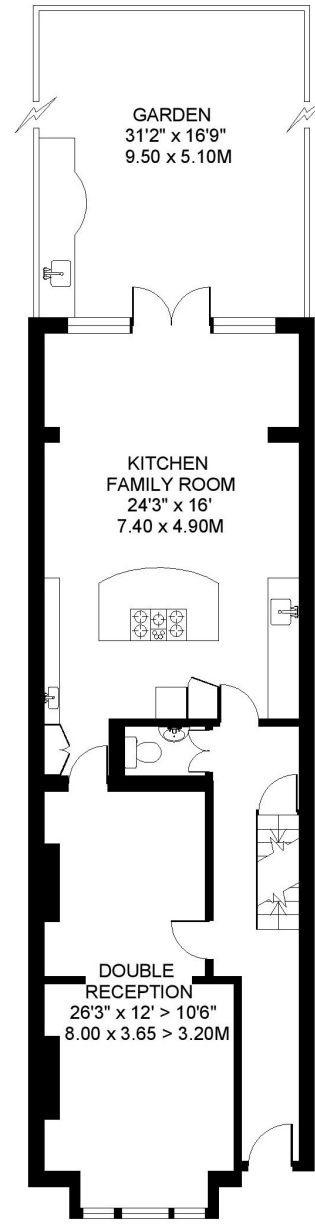
- Cellar
- Cloakroom / WC
- 31' SW-facing Garden
- Rear & Side Extension
- Kitchen / Family Room
- Potential Off-Street Parking
- 5 Bedrooms
- 3 Bath/Shower Rooms
- Double Reception Room
- 2129 SQ.FT/197.7 SQ.M



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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135 SQ.FT.

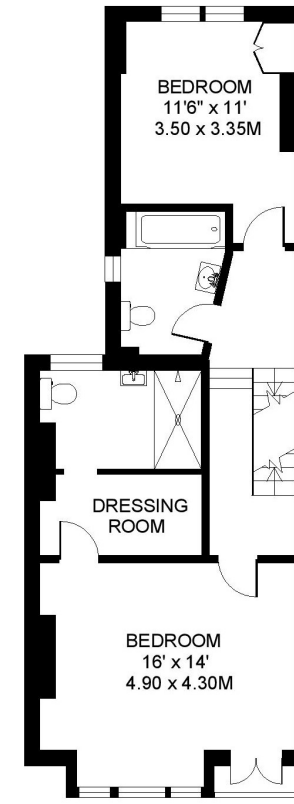
GROUND FLOOR 865 SQ.FT.

### ALTENBURG GARDENS BATTERSEA LONDON SW11

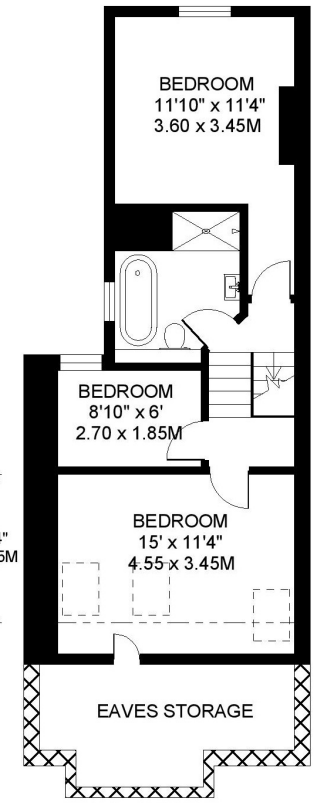
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 2164 SQ.FT. / 201.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 105 SQ.FT. / 9.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 2269 SQ.FT. / 210.8 SQ.M.



FIRST FLOOR 644 SQ.FT.



SECOND FLOOR 520 SQ.FT.