

FOR SALE





This spacious, two double-bedroom, two bathroom flat, with great living space and a superb new roof terrace, also has planning permission for a large "double" loft extension. It is enviably located off fashionable Northcote Road, close to both Clapham and Wandsworth Commons and under 600m from Clapham Junction's excellent, transport connections. The property is available with no forward chain. This lovely, bright and airy, upper maisonette occupies the two top floors of a large, late-Victorian, 3-storey townhouse. It has attractive wood floors throughout and is neutrally decorated and well-presented. The first floor features excellent living/entertaining space including a 17' reception with elegant high ceilings, large windows to the front and built-in book/display cases. Just behind is a spacious, well-equipped, separate kitchen/breakfast room with space for a table. It includes a washing machine, dryer and dishwasher as well as an oven, hob, extractor and built-in fridge/freezer.

The top floor provides a large main bedroom with fitted wardrobes, a second double bedroom, a bathroom/WC with over-bath shower and a separate shower room/WC. On the half-level between floors, doors lead out to a private roof terrace (recently constructed), which enjoys a sunny position and an attractive outlook. Permission was granted in 2020 by Wandsworth Council for a double mansard loft extension. These have much better ceiling height from front to back, and this one would potentially add approximately 400 further square feet (50% of the existing space again). Subject to preference, this could provide two further bedrooms and a further bathroom. (see proposed plans on request).

Mallinson Road is in the heart of the area known as 'Between the Commons' and runs immediately off Northcote Road - a buzzing parade of thriving independent shops, bars and restaurants with a lively street market. The highly sought-after state Belleville primary school is approx. 200m away (the flat is within the usual catchment area) whilst numerous transport connections can be found under half a mile (560m) at Clapham Junction station which has direct trains into The City, The West End and Gatwick, in addition to numerous buses. Residents' parking permits are available and council tax is low due to the property being in the borough of Wandsworth. The recreational facilities and green open spaces of Clapham and Wandsworth Commons are both close by.



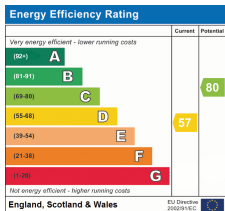
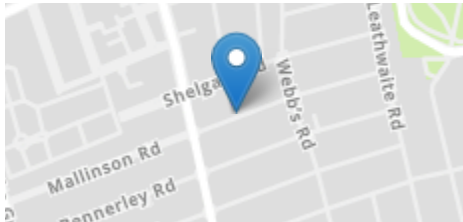
Mallinson Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- No Chain
- Roof Terrace
- Entrance Hall
- Convenient Location
- 17' Reception Room
- Kitchen / Breakfast Room
- Permission for Loft Extension
- Shower Room / WC
- 2 Double Bedrooms
- Bath/Shower Room/WC



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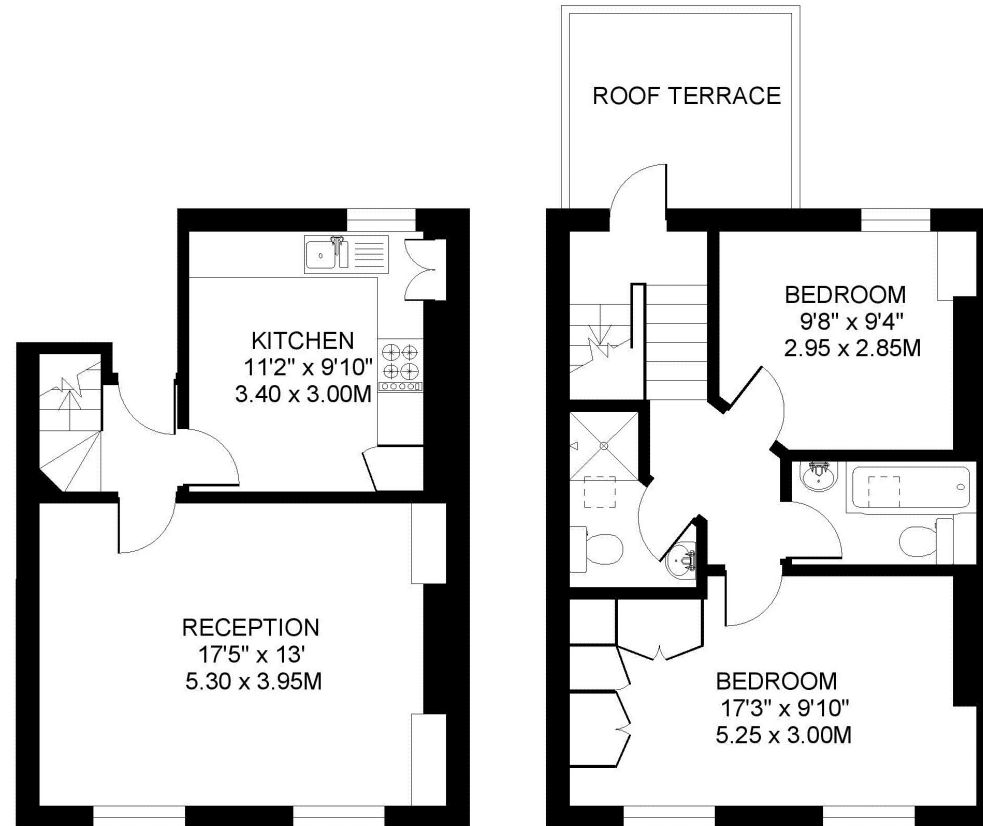
140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



MALLINSON ROAD BATTERSEA LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
818 SQ.FT. / 76.0 SQ.M.



FIRST FLOOR 390 SQ.FT.

SECOND FLOOR 428 SQ.FT.

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