

FOR SALE





With its stylish, architect-designed, kitchen extension and substantial loft conversion, this late-Victorian property has been transformed into a beautiful five-bedroom, family home. Enviably situated 'Between the Commons', in the usual catchment area for Belleville School, it is under half a mile from Clapham Junction station and within 200m from the fashionable shops, bars and restaurants of Northcote Road.

Extensive use of glass at the back and in the roof of this eye-catching, side/rear, kitchen extension, ensures this house stands out from the crowd; the rear wall of glass and huge skylight make this spacious living area exceptionally light, and affords its owners a beautiful, full-width view out to the attractively landscaped rear garden. The kitchen has a smart contemporary feel, featuring an island/breakfast bar, extensive storage units and good-quality integrated appliances. It links through to both hallway and the rear of the double reception allowing for good flow, ideal for family life and/or entertaining. The double reception has lovely high ceilings with coving, large bay window, front fireplace and wooden floors. There is also a handy ground floor WC and a cellar/utility room running beath the hallway.

Upstairs the large front and rear loft spaces have both been well converted to add considerable extra square footage and increase the accommodation to five good double bedrooms; the large fifth bedroom has an adjacent shower room/WC and a 'Juliet' balcony. There is a family bathroom WC with over-bath shower, situated on the first floor.

Mallinson Road is a highly sought-after, tree-lined, residential street which runs either side of

Northcote Road, with this property being on the quietest section between Webb's Road and Leathwaite Road. It is extremely convenient for the transport facilities at Clapham Junction (under half a mile away) which include direct trains to Victoria, Waterloo and Canada Water amongst others and numerous bus routes. There are many good local schools for all ages in both sectors. In particular OFSTED-rated, outstanding primary school (Belleville) is just a few roads away and this house is regularly in its catchment. Intersecting Northcote Road provides many good restaurants, cafes, bars and specialist shops as well as a thriving food market.



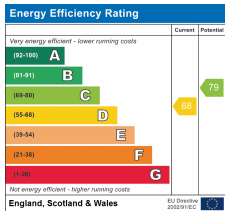
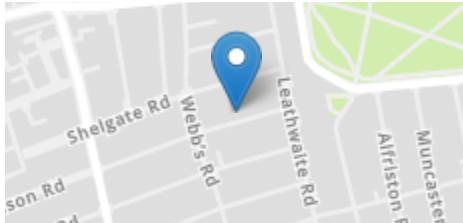
Mallinson Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar / Utility
- Entrance Hall
- Downstairs WC
- Extended Kitchen
- Landscaped Garden
- Belleville Catchment
- Double Reception
- 5 Double Bedrooms
- 2 Bath / Shower Rooms
- 1936 SQ.FT / 179.8 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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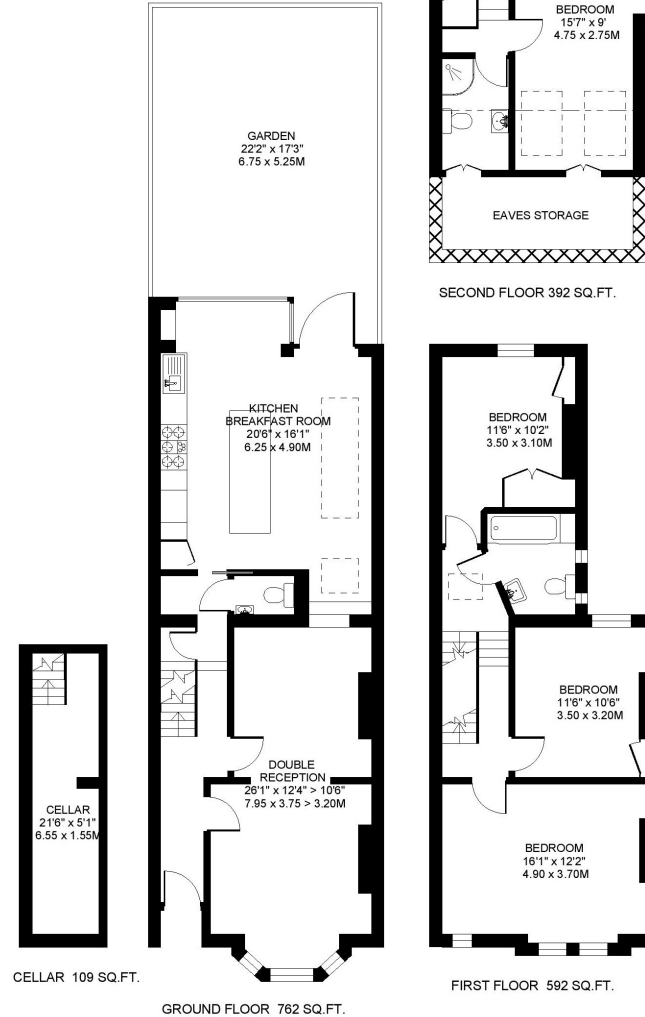


MALLINSON ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1855 SQ.FT. / 172.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
▨ = 81 SQ.FT. / 7.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1936 SQ.FT. / 179.8 SQ.M.



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