



Thurleigh Road
Between the Commons
SW12

TO LET

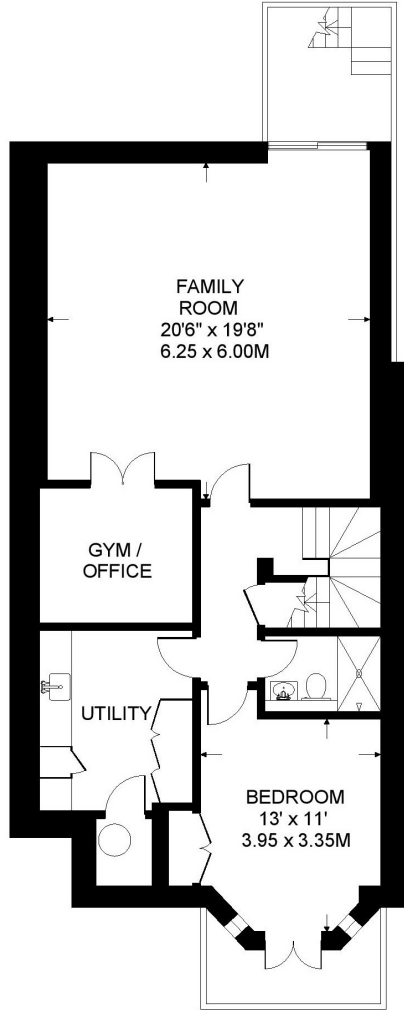
This substantial Victorian property with 50' garden has completed in recent years an outstanding programme of extension and refurbishment to create a stylish family house of 3250 SQ.FT / 302 SQ.M. It is immaculately presented with high-quality finishes and fixtures throughout and has a contemporary layout with wonderful living/entertaining space and a luxurious master suite. The house is situated in this exclusive address between the commons close to Wandsworth Common and its recreational facilities, good transport connections, fashionable Northcote and Bellevue Roads and excellent schools.

THURLEIGH ROAD
LONDON SW12

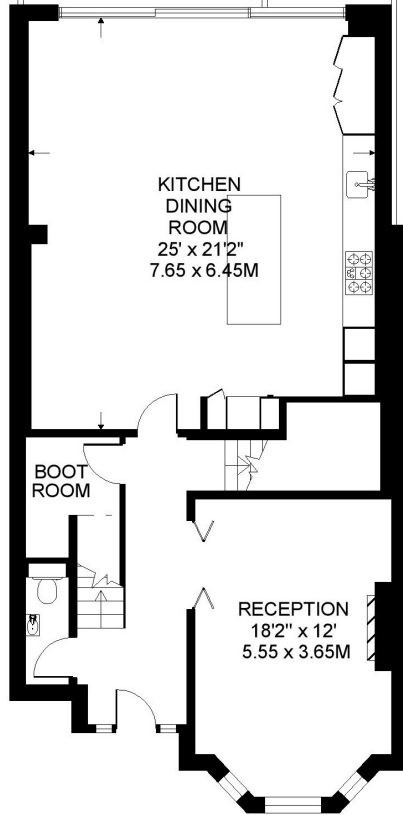


APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3250 SQ.FT / 302 SQ.M

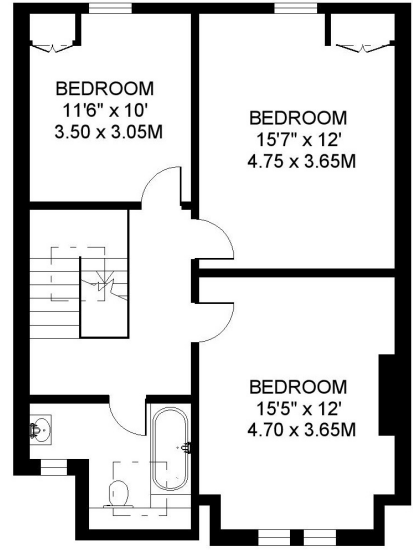
GARDEN
51'6" x 22'6"
15.70 x 6.85M



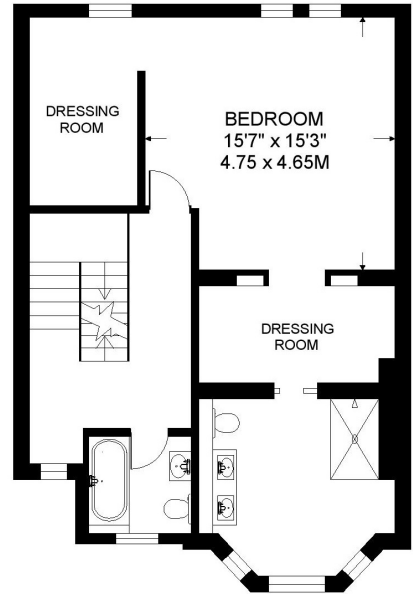
LOWER GROUND FLOOR 904 SQ.FT



GROUND FLOOR 960 SQ.FT



SECOND FLOOR 680 SQ.FT



FIRST FLOOR 706 SQ.FT

COPYRIGHT FLOORPLAN PRODUCED FOR
"JOHN THOROGOOD"
BY FLOORPLANNERS 07801 228850

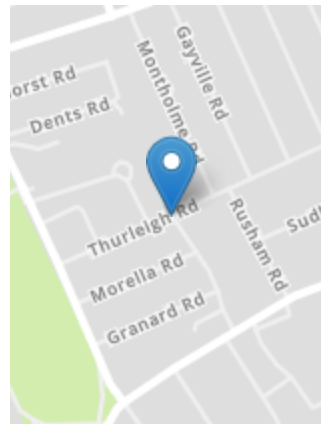


PROPERTY FEATURES

- Gym/Office
- Master Suite
- Front Reception Room
- Extended Kitchen/Dining Room
- Wonderful 51' x 22' Rear Garden
- 20' x 20' Family Room with Doors to Garden
- 3 Receptions
- 4 Bath/Shower Rooms
- 5 Double Bedrooms
- 3250 SQ.FT/ 302 SQ.M

VIEWING BY APPOINTMENT ONLY

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



Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	A		
(92 to 100)			
(81 to 91)	B		84
(69 to 80)	C		
(55 to 68)	D		68
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive	2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	A		
(92 to 100)			
(81 to 91)	B		79
(69 to 80)	C		
(55 to 68)	D		59
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive	2002/91/EC