









This gorgeous, unmodernised wide Victorian villa (c.1875), with masses of tempting potential for expansion to create a family house in excess of 3000 square feet, occupies a deliciously wide and sunny plot with a glorious south-facing garden. It occupies a prime position, sandwiched between fashionable Northcote Road and Wandsworth Common's greenery, just half a mile from Clapham Junction station, in the usual Belleville catchment and close to numerous other excellent schools.

These rare wide semi-linked Victorian villas are prized gems these days. Little did the Victorian builders know how width like this would be valued one hundred and fifty years later. They are among the earliest of existing houses between the commons and this one, having never been extended or recently modernised, offers an incoming purchaser numerous ways to significantly enlarge the floor area; possibly by two storeys into the front side passage, upwards into a very large loft which can also be built out over the rear, and backwards and sideways into the rear garden to enlarge the ground floor.

There is precedent on the neighbouring houses for all of this work, but here you have the chance to design and build to your own tastes and requirements and go one better! Two similar properties just a few doors up have also converted their basements, which, thanks to the width of the footprint, extends their floor area well over 3000 square feet. These are no ordinary basement conversions either; where in so many other cases basements don't add value, here they do! This is thanks to the width of the plot, the size of the garden and therefore the ability to connect to the garden directly from the new lower floor.

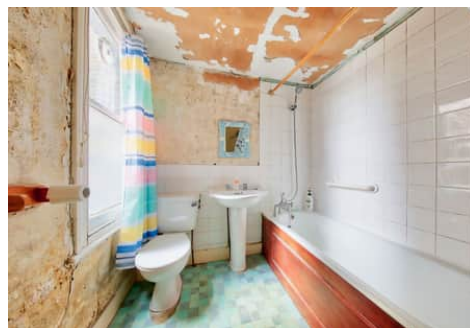
It is without doubt a large project all in, and not for the faint hearted, but the rewards are sensational. The house needs work, and lots of it, to fulfil its modern-day potential. Whilst problems and issues have been dealt with externally, the resultant damage internally is fully on show and not masked and this has been factored into the price with the knowledge that the successful buyer will be embarking on a full-scale project of repair, extension and renovation.

The rear garden is a fantastic size (both wide and deep) and is among some of the largest in the streets off Northcote Road. It enjoys a lovely south-facing rear aspect and receives day-long sunshine. Upstairs are currently four bedrooms (one currently used as an additional kitchen)

plus a bathroom/WC.

Salcott Road, runs immediately off Northcote Road and this house is located on the south side of the section leading up to Wandsworth Common, with its numerous amenities. Excellent transport links can be found about half a mile away at Clapham Junction, which has direct services into both The City and the West End. The house is only yards from Northcote Road with its numerous restaurants, bars and shopping facilities.

The house is in the usual catchment area for the outstanding, state-run, Belleville Primary School and very close to the highly-regarded, state-run, secondary school, Bolingbroke Academy. There are also many excellent private schools and nurseries close by.



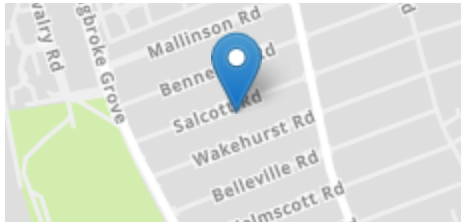
# Salcott Road

Between the Commons SW11

FOR SALE

## PROPERTY FEATURES

- 1875 Victorian Villa
- Wide Entrance Hall
- Belleville Catchment
- 2 Reception Rooms
- Large South-facing Garden (32'x26')
- Potential for over 3000 SQ.FT (STPP)
- 4 Bedrooms
- Bathroom / WC
- Kitchen / Breakfast Room
- 2088 SQ.FT / 193.9 SQ.M



Energy Efficiency Rating		
Very energy efficient - lower running costs	A	85
92 to 100	A	
81 to 91	B	
69 to 80	C	
55 to 68	D	
48 to 54	E	
35 to 47	F	
21 to 34	G	3
Not energy efficient - higher running costs		
England, Wales & N.Ireland		

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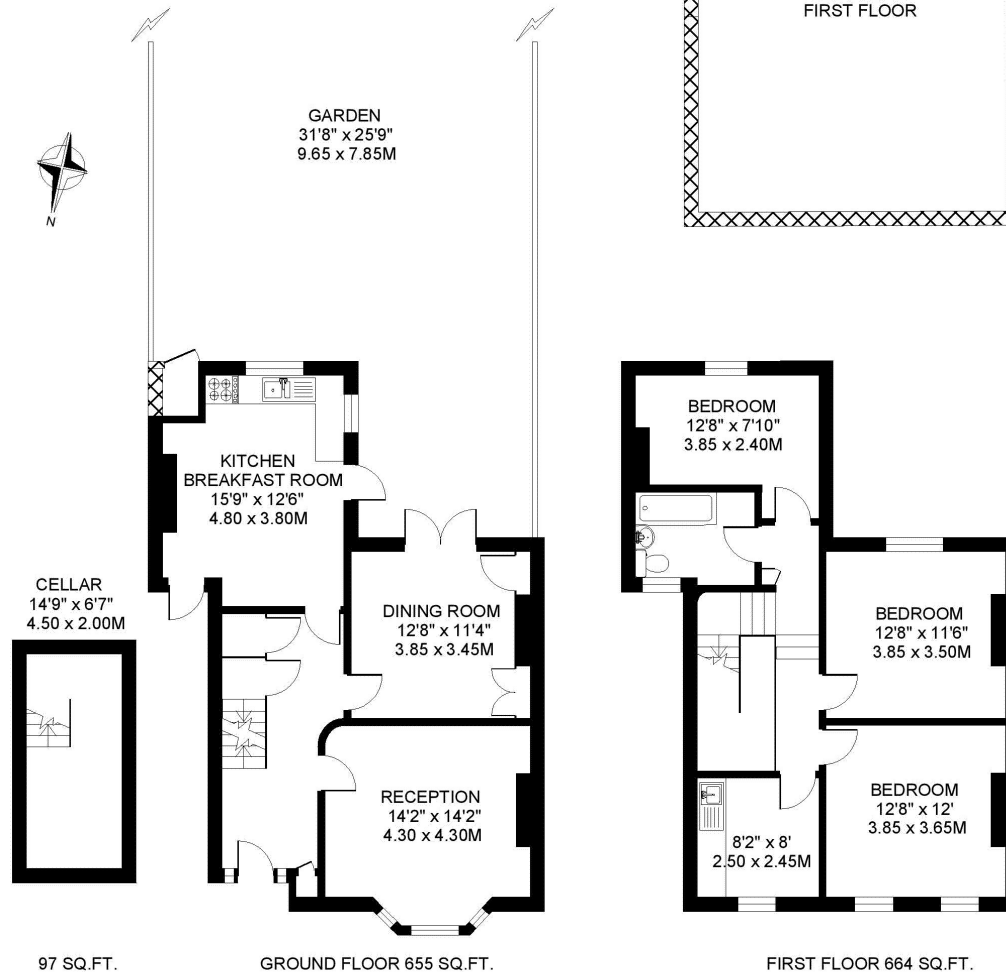


SALCOTT ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
= 1416 SQ.FT / 131.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
XXX = 672 SQ.FT. / 62.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2088 SQ.FT. / 193.9 SQ.M.



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