

FOR SALE





With potential for c. 2000 square feet, via loft and side return extensions (STPP), this completely unmodernised Victorian house is a rare, ideal opportunity for budding designers to implement their unique style to create a special family house. Better still, it's conveniently located close to the outstanding-rated Belleville School, half a mile from Clapham Junction mainline station and close to the fashionable boutiques, restaurants and coffee shops of Northcote Road.

This two-storey, late-Victorian house requires complete modernisation inside and out but is a rare find. With more and more houses having been renovated and extended, to varying degrees and standards, to come across an unextended three-bed Victorian house is unusual these days. Whilst this one does retain some fireplace surrounds and some ornate ceilings that are definitely worth preserving, it would be a stretch to deny that this is a property requiring a full upgrade. But if you're nervous about being told a house is "done up" only to find problems after you've moved in, or if you have a particularly refined taste (you don't want to pay for someone's precious blue marble worktops, for example) or if you just have very high standards, then perhaps a renovation project would suit you well. Making all the decisions yourself means you get your house exactly the way you want it, and you can own any mistakes you make too.

The ground floor of this property provides two receptions to the front, which have been opened up into one large room, whilst at the rear, the kitchen/breakfast room, with side bay window, is crying out to be extended into the side return of the rear patio garden. There is also a handy cellar beneath the hall.

On the first floor are three double bedrooms and a shower room, plus a separate WC. Above all of this are two large loft spaces to front and rear; there is ample precedent on the street, and in the wider local area, for conversion of these loft spaces to create a whole new top floor, virtually replicating the first floor layout and space and so adding great square footage (and value) in the process.

Leathwaite Road is a popular and convenient residential street running between Battersea Rise and Chatto Road in the heart of the area known as "Between the Commons" this house being about halfway along. There is an excellent selection of notable restaurants, wine bars and specialist

shops nearby in addition to a thriving market on Northcote Road. Clapham Junction BR, Clapham South and Wandsworth Common BR are all accessible and have regular fast services to both The City and West End. There are 2 highly regarded state primary schools very close by (Belleville and Honeywell), a state secondary, Bolingbroke Academy, numerous nurseries and some excellent good private primary/prep schools in the local area. There is a residents parking scheme in place on Leathwaite Road. Permits can be obtained for an annual fee of approx. £175.



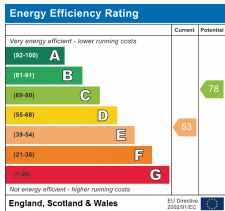
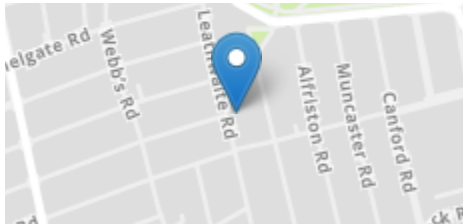
Leathwaite Road

Between The Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Entrance Hall
- Patio Garden
- Front & Rear Lofts
- Kitchen/ Breakfast Room
- Potential for Extension (STPP)
- 2 Reception Rooms
- Shower Room + WC
- 3 Double Bedrooms
- 1363 SQ.FT/126.6 SQ.M + Development



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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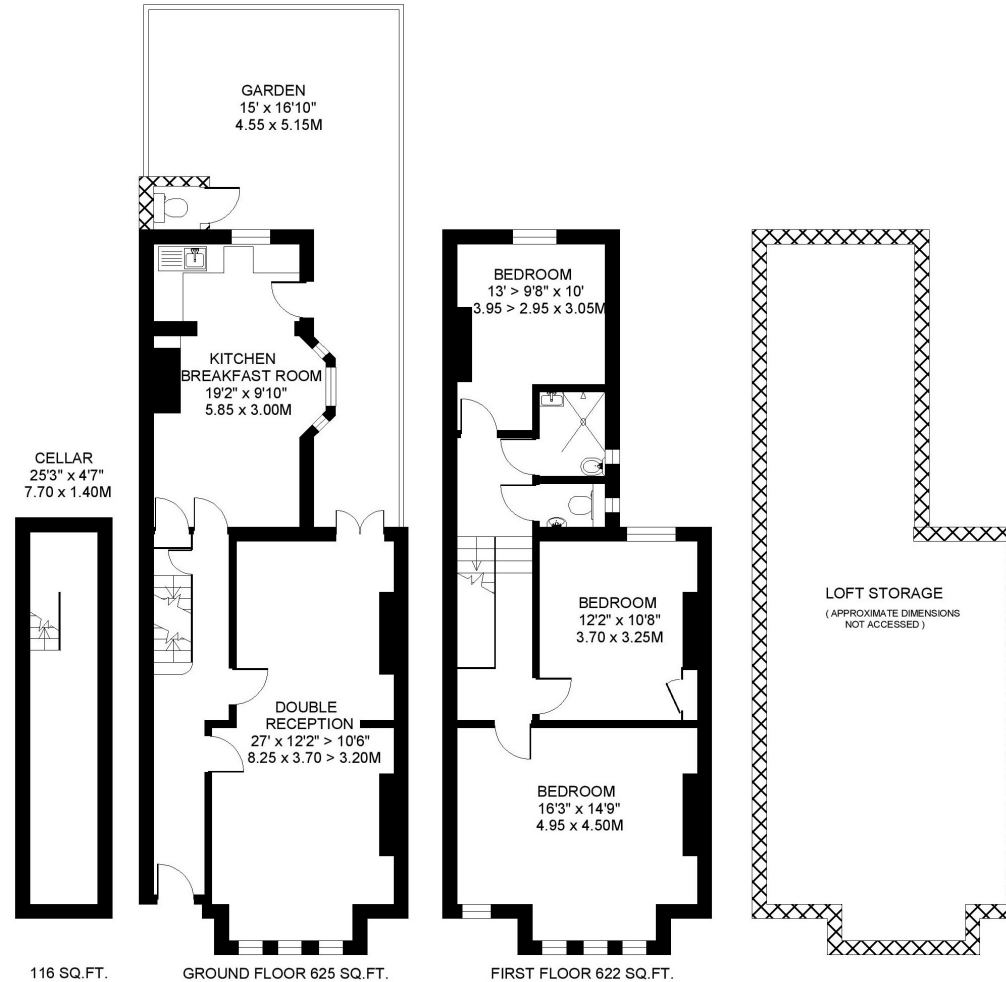


LEATHWAITE ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1363 SQ.FT. / 126.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 632 SQ.FT. / 58.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1995 SQ.FT. / 185.3 SQ.M.



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