





This delightful 3 bedroom terraced cottage is a rare gem. Forming part of the oldest street Between the Commons, c.1850s-1860s, it retains some of its original features and benefits from a wonderfully mature, secluded and sizeable south-facing rear garden. With potential for rear development on two floors (STPP), this is a superb opportunity, enviably located just off fashionable Northcote Road and in the catchment of the highly sought-after Honeywell and Belleville state primary schools.

Approached via a small front garden, this charming early-Victorian house has a bright and spacious ground floor with a generous open-plan double reception to the front, ideal for entertaining and featuring a lovely fireplace and open stairs. Glazed double doors lead through to a well-equipped kitchen with small, glazed extension serving as a sunny breakfast area. This in turn leads out to a superb, very well established and sunny south facing garden, which at 50' is substantially long for the area and which has a wonderfully secluded feel.

Upstairs there are currently three double bedrooms – two on the first floor plus a roomy bathroom/WC at the rear. The converted front loft houses an excellent third double bedroom with dual aspect, a shower room en suite and storage into the eaves. There is potential, subject to obtaining planning permission, to build out at ground and first floor levels as a number of the neighbouring properties have done. Given the garden size, this is a wonderful and rare opportunity.

The property has had its original façade altered in the past and, in our opinion, it would be favourable (and value-adding) to restore this as part of any works carried out. The property in general is perfectly liveable but would benefit from some cosmetic updating which is reflected

in the price.

Chatham Road runs directly off Northcote Road between Clapham and Wandsworth Commons. Transport links are found at Clapham South (Underground) and Clapham Junction (Mainline). The property is very close to numerous bars, restaurants, specialist shops, and to a number of highly popular schools, in particular the outstanding-rated Honeywell and Belleville state primary schools which, in turn, are feeder schools for nearby Bolingbroke Academy (state secondary).



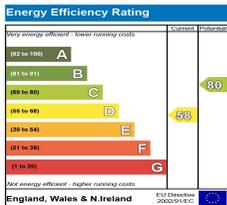
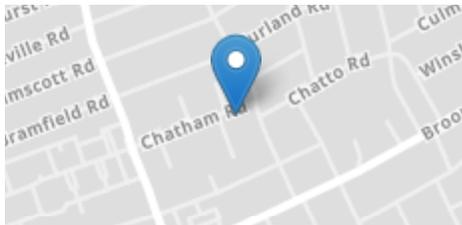
Chatham Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

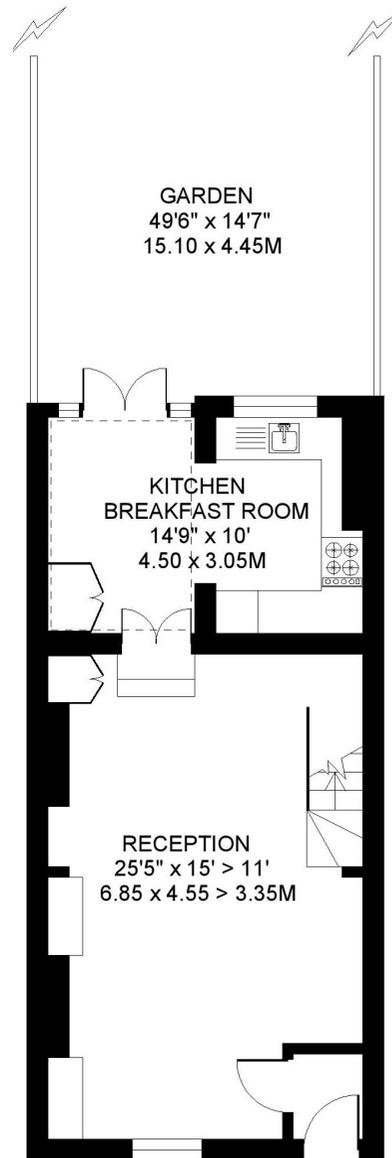
- Entrance Lobby
- Honeywell Catchment
- 50' South-facing Garden
- Kitchen / Breakfast Room
- Large Bath/Shower Room
- Potential for Development
- 3 Double Bedrooms
- 2nd Shower Room En Suite
- Open-Plan Double Reception
- 1115 SQ.FT / 103.6 SQ.M



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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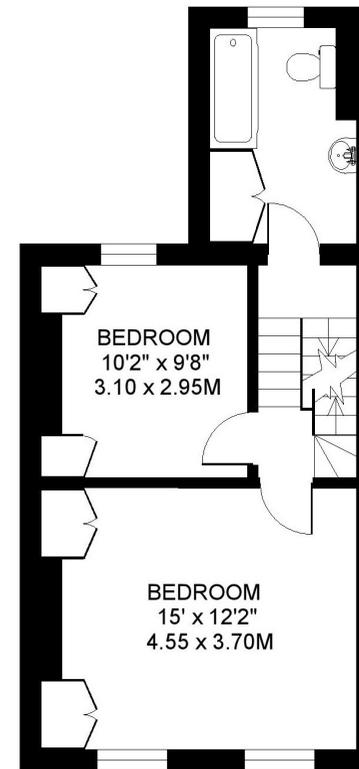
GROUND FLOOR 488 SQ.FT.

CHATHAM ROAD BATTERSEA LONDON SW11

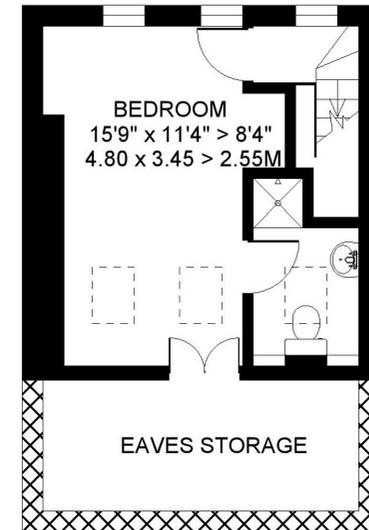
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1115 SQ.FT. / 103.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ☒☒☒☒ = 90 SQ.FT. / 8.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1205 SQ.FT. / 111.9 SQ.M.



FIRST FLOOR 405 SQ.FT.



SECOND FLOOR 222 SQ.FT.

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