





This attractive and substantial, extra-wide, Victorian, semi-linked property with south-facing garden is offered chain free. It provides generous family accommodation ideal for immediate occupation, but its huge unconverted loft, large cellar and an unusually-wide side return, offer mouth-watering potential for expansion in the future. Nestling between Wandsworth Common and fashionable Northcote Road, in the catchment of the highly-rated Honeywell School, and convenient for both Clapham Junction mainline and Clapham South underground.

These substantial extra-wide properties are only found on Honeywell and Broomwood Road. Labelled as 'semi-linked' rather than 'semi-detached' due to the middle part of the house being built much wider than usual to reach over and adjoin next door's property; this means the side passage passes underneath the building and back up to the garden at the rear, at the same time giving convenient access to the large cellar from both sides via stairs. The result is a huge double reception, with a lovely generous and much more usable rear section, which is large enough to operate independently if required (the original dividing doors have been removed but retained by the owners). The reception rooms both retain high ornate ceilings and there is a lovely limestone fireplace with gas-coal effect fire to the front, whilst to the rear there are doors to the extra-wide side part of the garden. At the back of the property is a well-fitted kitchen/breakfast room with a large stainless-steel range and there are further doors to the garden. There is a great opportunity to build out sideways and to the backwards to make a huge kitchen/family room here.

The garden is sunny and south-facing and has a lovely open feel with the bottom of Gorst Road turning away at the rear giving a increased feeling of privacy over most houses in the area. It is mainly paved with planted borders and has useful side access. This open sunny aspect would really benefit any new rear-facing extension too.

Upstairs the proportions continue to impress; the extra girth around the centre making for a superb and extra-wide middle bedroom as well as a naturally spacious front bedroom, both of which are ideal as a principal room. With two more doubles on the rear landings, alongside a bathroom and shower room, the house is well set up for a family. There is scope for significant expansion not only into the huge front loft (which also benefits from that extra

width) but also over the entire length of the rear house thanks to precedent from No 45 (a few doors up) .

Broomwood Road is located in the heart of the area known as 'Between the Commons' and intersects with fashionable Northcote Road and its parade of specialist shops, bars and restaurants. This house is closer to Wandsworth Common and lies on the south side of the road. Transport options are plentiful with Wandsworth Common and Clapham Junction mainline stations and Clapham South underground all accessible. The house is within the catchment of the highly-rated Honeywell primary school and is also close to Belleville School and the Bolingbroke Academy plus numerous private schools and nurseries. The open spaces of Wandsworth Common, with its sporting and recreational facilities are at the end of the road.



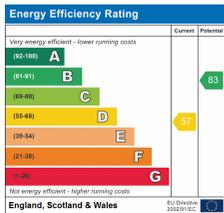
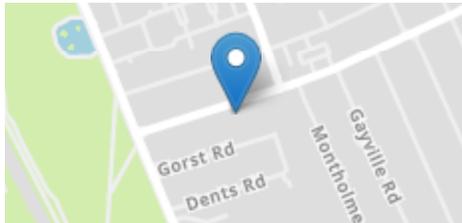
# Broomwood Road

Between The Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Side Access
- Spacious Cellar
- Wide Side Return
- Large Unconverted Lofts
- Kitchen / Breakfast Room
- South-facing Paved Garden
- 4 Double Bedrooms
- Double Reception Room
- 2 Bath / Shower Rooms/WCs
- 1796 SQ.FT / 166.8 SQ.M + LOFT



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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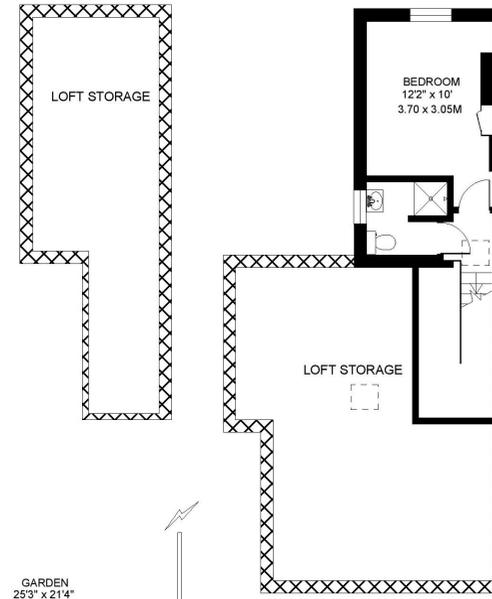


BROOMWOOD ROAD  
LONDON SW11

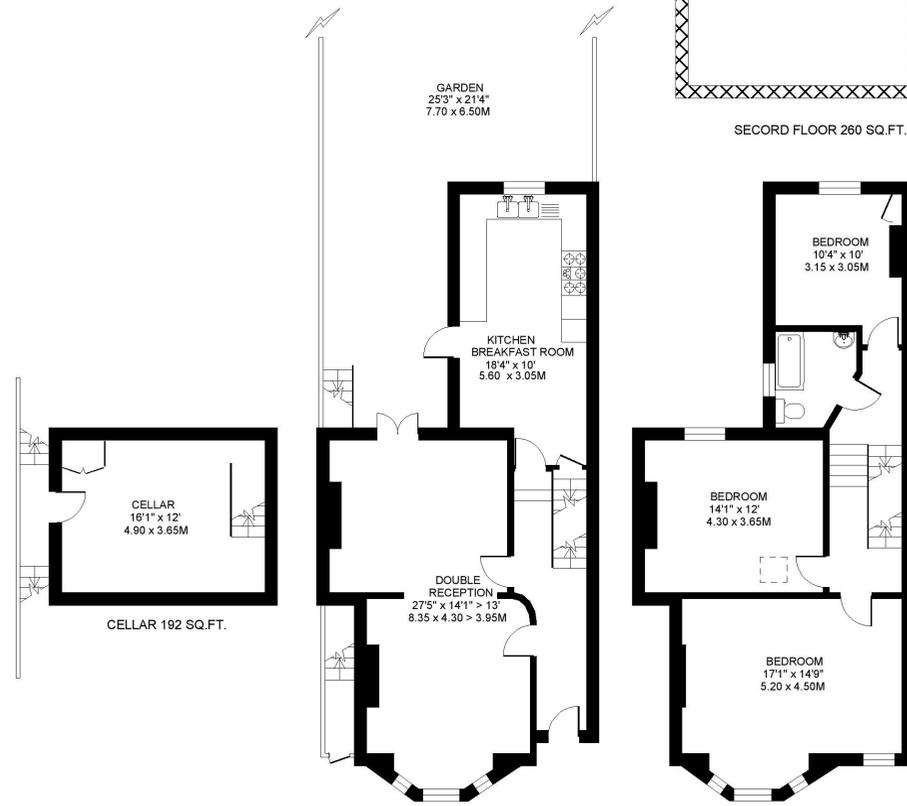
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1796 SQ.FT / 166.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 645 SQ.FT. / 59.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2441 SQ.FT. / 226.7 SQ.M.



SECOND FLOOR 260 SQ.FT.



GROUND FLOOR 668 SQ.FT.

FIRST FLOOR 676 SQ.FT.

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