

A spectacular programme of contemporary refurbishment has transformed this fully extended Victorian house, into a sensational family home fit for the 2020s, seamlessly blending elegance and style with thoughtful design and practicality. Its substantial floor area of 2562 square feet/238 square metres is enviably located between the green spaces of Wandsworth Common and the chic shops and eateries of fashionable Northcote Road. The property sits in both the Belleville and Honeywell Schools catchment areas with Clapham Junction station about half a mile away. The owners of this classic late-Victorian bay-fronted terraced house, have spared no expense and lavished plenty of flair and attention to detail into its modernisation. Extended into the loft, side return and full front-to-back basement, its layout is perfect for the modern family. The ground floor double reception has been trimmed to great effect making the space both more efficient and elegantly proportioned, whilst creating the practical benefits of a sizeable cloak / boot room behind, alongside a handy downstairs WC. This resized reception has beautiful joinery, a limestone fireplace and double doors from the hall. Beyond, the extended kitchen oozes style with bespoke hand-painted wooden units, marble worktops and top-quality integrated appliances. West-facing Skylights and large sliding glass doors to the rear garden ensure natural light is maximized. The garden is low maintenance featuring artificial grass, a dining patio and a good feeling of privacy and enjoys lovely late summer sun from the West. The excavated basement is superb, designed with a spacious family/TV room to the front, which enjoys a south-facing bay window, whilst the utility room, the sixth bedroom/office and the shower room are to the rear, alongside a bank of deep storage cupboards. Upstairs two bedrooms have ensuite bath/shower rooms, the main one occupying two original bedrooms of the house and having extensive dressing area with a wall of wardrobes and a stylish modern bath/shower room. There are three further bedrooms and a family bathroom on the upper floors. The house offers great versatility either for extra guest accommodation, having two home offices or for a large and growing family. High-quality materials,

fixtures and fittings feature throughout. The whole house has been double glazed, rewired and replumbed and is a stunning turn-key property. Bramfield Road is a lovely tree-lined street which runs either side of the fashionable shops, bars, and restaurants of Northcote Road in the area known locally as the "Between the Commons". The house is very convenient (about half a mile away) for access to Clapham Junction mainline station which has frequent direct trains to Victoria, Waterloo and Canary Wharf. The Northern Line tube can be accessed via Clapham South station and there are numerous local bus routes passing close by. The local area provides an excellent choice of good schools for all age groups in both sectors. Clapham and Wandsworth Commons provide lovely green spaces and good recreational facilities.



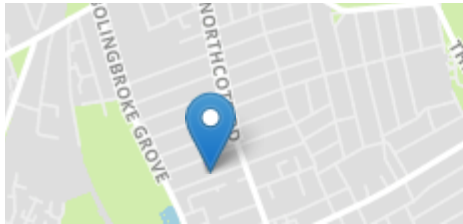
Bramfield Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Garden
- Utility Room
- Family Room
- Kitchen/Dining Room
- Cloak/Boot Room/WC
- Main Bedroom En Suite
- Double Reception Room
- 6 Bedrooms Total (Double Bedrooms)
- 4 Bath/Shower Rooms
- 2536 SQ.FT / 235.7 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO ₂ emissions	Worst environmental impact
(92 to 100) A	(1 to 2) G	(92 to 100) A	(1 to 2) G
(81 to 91) B	(3 to 4) F	(81 to 91) B	(3 to 4) F
(69 to 80) C	(5 to 6) E	(69 to 80) C	(5 to 6) E
(55 to 68) D	(7 to 8) D	(55 to 68) D	(7 to 8) D
(39 to 54) E	(9 to 10) C	(39 to 54) E	(9 to 10) C
(21 to 38) F	(11 to 15) B	(21 to 38) F	(11 to 15) B
(1 to 20) G	(16 to 20) A	(1 to 20) G	(16 to 20) A
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC

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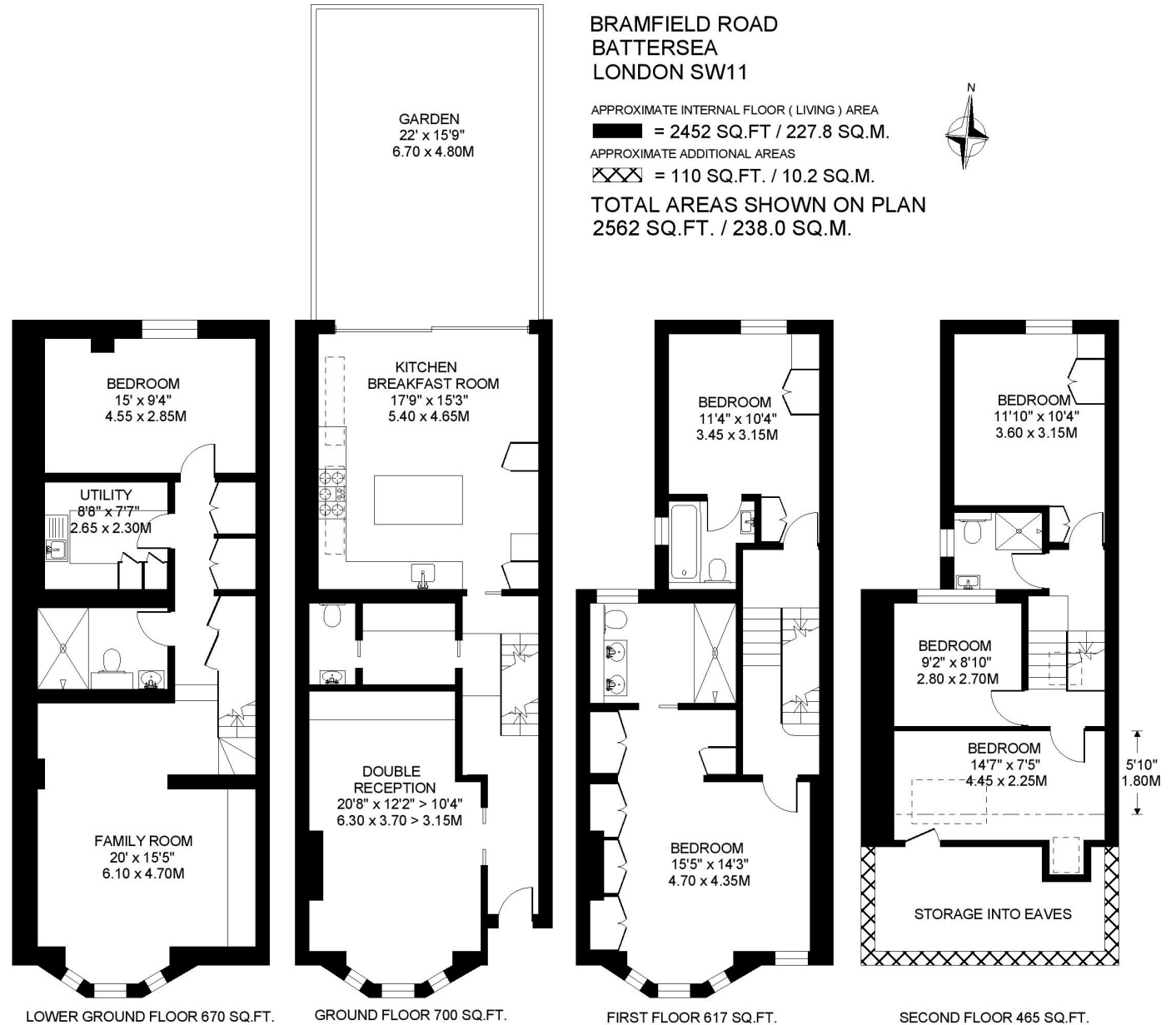


BRAMFIELD ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2452 SQ.FT / 227.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 110 SQ.FT. / 10.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2562 SQ.FT. / 238.0 SQ.M.



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