

FOR SALE





The exceptional, 25' frontage of this large, extended, family home sets it apart in Between the Commons, providing super-wide, very light and spacious accommodation (2136 SQ.FT. / 198 SQ.M). It provides generous living/entertaining spaces, five bedrooms, three bathrooms and a sunny, private, south-facing garden. It sits in the Belleville School Catchment area, close to fashionable Northcote Road and good transport links to The City and West End. No Chain.

With exceptional frontages of over 25', these wide and handsome Edwardian family homes were the superior houses on the road when they were built (circa 1908). Today, with their massive lofts converted, they still maintain that appeal and extend easily in excess of 2100 square feet (almost 200 square metres). The builders of the time did away with the oppressive dark hallways of their Victorian predecessors' designs, and instead introduced a layout which provided superb width, increased natural light and a tremendous feeling of space. This particular property has knocked its two large receptions together to form one huge room which caters wonderfully for living, entertaining and dining and is open through to the kitchen/breakfast room. It also opens out to the sunny, south-facing patio garden which, with no houses directly behind, has a lovely, secluded feel. The extra-wide hall comfortably swallows up double buggies like you wouldn't believe and still leaves space for coats, boots and scooters to be stored. Hurrah! If you're overly well-endowed in that department, the good head-height cellar beneath the hall will come to your further aid. Ceiling height throughout the ground floor is even and high - another clear benefit to this period's style. Upstairs this continues with one, level, first-floor landing serving three good bedrooms and two bath/shower rooms and the converted loft-level providing a further two bedrooms and a bathroom/WC. Original features abound and include windows, French Windows, ornate ceilings and fireplaces. The house is neutrally decorated and has attractive wooden floors but having been rented for a few years would benefit from updates to the kitchen and bathrooms.

The house is positioned yards from the green

expanses and recreational facilities of Clapham Common West Side, in the area known as "Between the Commons". Fashionable Northcote Road's delightful array of specialist shops, bar/café and restaurants is the epicentre of the community and is very close by (a few hundred yards away). There are numerous good local schools and nurseries in the local vicinity, including the outstanding-rated Belleville Primary School, and this house has been in its catchment area for each and every one of the last 7 years. Belleville is a feeder school for the state-run Bolingbroke Academy (secondary), so good-quality, state education, all the way through from 4 years - 18 years, is possible from this location. There are also excellent transport facilities with Clapham Junction mainline and Clapham South tube stations both being approx. ¾ mile away. The house is offered with no forward chain.



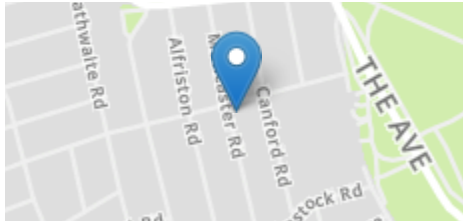
Wakehurst Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Dining Room
- 25' Frontage
- Large Entrance Hall
- South-Facing Garden
- Wide Front Reception
- 5 Bedrooms
- Kitchen / Breakfast Room
- 3 Bath/ Shower Room/ WCs
- 2136 SQ.FT/198.4 SQ.M



Energy Efficiency Rating	Annual Energy Demand (kWh/m ²)	Annual CO ₂ Emissions (kg/m ²)
A	31 to 47	3 to 7
B	48 to 63	8 to 11
C	64 to 80	12 to 15
D	81 to 100	16 to 21
E	101 to 120	22 to 27
F	121 to 150	29 to 38
G	151 to 200	39 to 50

77

57

England, Wales & N.Ireland

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.



020 7228 7474 | sales@john-thorogood.co.uk
140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



WAKEHURST ROAD LONDON SW11

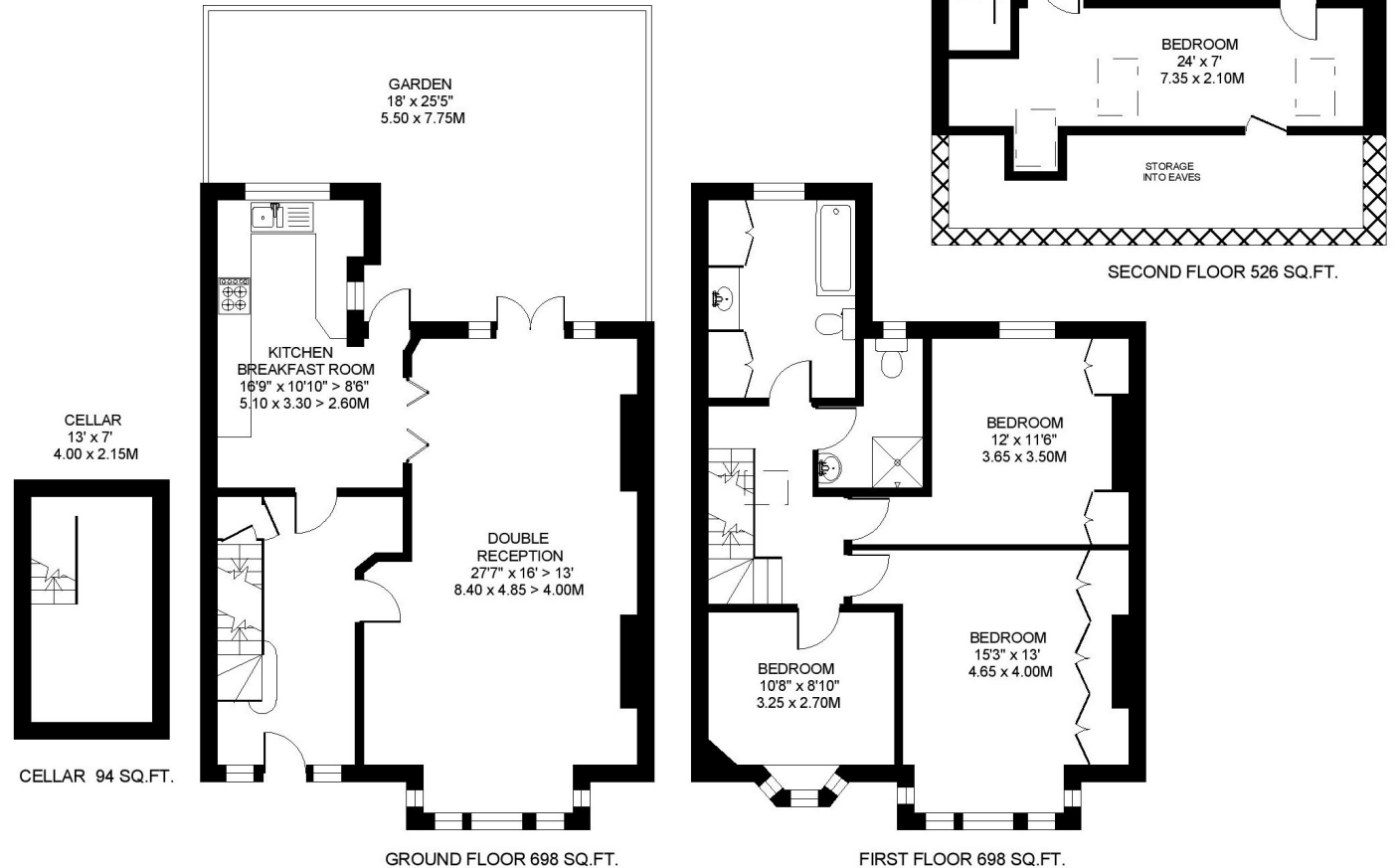
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 2016 SQ.FT / 187.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 120 SQ.FT. / 11.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2136 SQ.FT. / 198.4 SQ.M.



COPYRIGHT FLOORPLAN PRODUCED FOR
" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850