

FOR SALE





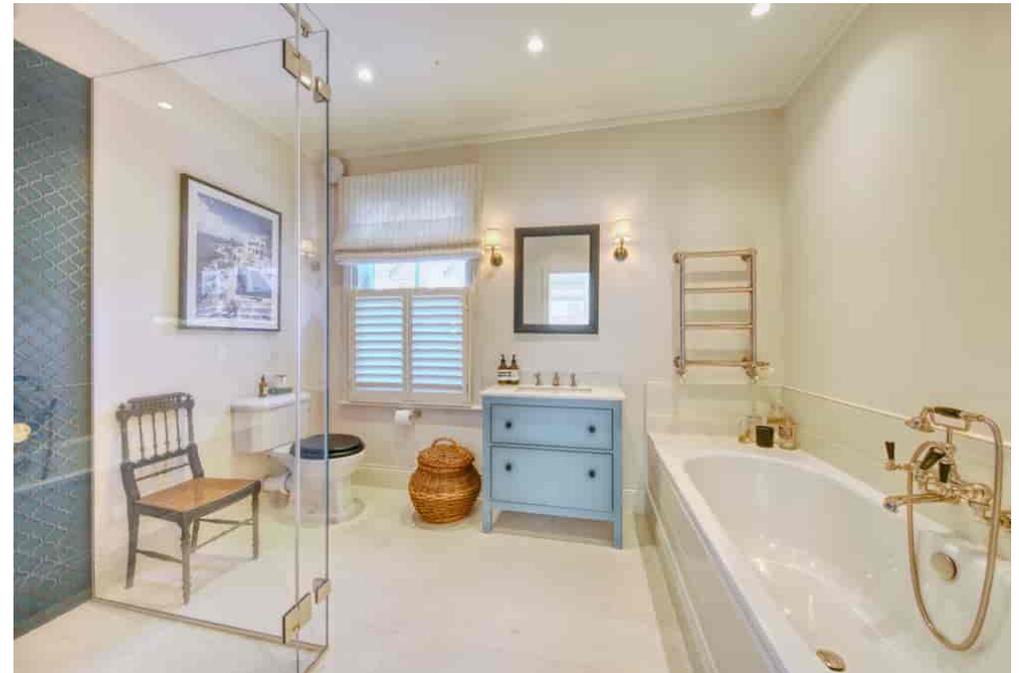
This beautiful, wider-than-average, mid-Victorian house (1878) has been stylishly extended and refurbished throughout to create an outstanding, modern family home. It is situated in an ultra-convenient position, nestling on a popular street running between fashionable Northcote Road and Wandsworth Common, and just over 500m from Clapham Junction and in the usual catchment for the sought-after schools, Belleville and Honeywell.

Built c. 1878, this two-storey Victorian house is wider than the average for this area. Almost all the rooms benefit from the extra width and are well proportioned. The house has been completely gutted "back to the brick" as part of an extensive architect-led refurbishment to the house, both inside and out. This includes new roof, new double-glazed wood-sash windows, restored brickwork and full re-plaster, re-wire and replumb on the inside in addition to the superb, classical finish you will see on top. The spaces have been cleverly considered beginning with the ground floor – this has been designed to maximise a blend of practicality and style and, as such, there is an incredibly useful and well-sited utility room with ample extra storage for boots and coats and a ground floor WC. But this has not come at the expense of the living space which is exceptional; a handsome 21' reception room sits to the front with high ceilings, inset Stovax wood burner, bay window with shutters, and attractive cupboards/bookcases with discreet lighting. To the rear is a magnificent 27' kitchen, with wonderful extra living and dining spaces, which has been beautifully fitted with hand-crafted, painted, wooden units, quartz worksurfaces and a sleek parquet floor. Appliances are high-quality and mostly integrated. The kitchen leads via full-folding glazed doors out to a paved, landscaped rear garden that faces north-west and consequently receives very good afternoon and early evening summer sun.

On the first floor, a first-class principal suite has been created using two large rooms to create a large main bedroom, complete with excellent dressing area and en suite bath/shower room. In addition, there are 3 further double bedrooms and two further bath shower rooms (one of which is also en suite). The fittings and finishes are of high-quality throughout the property. This rarer and earlier style of house enabled permission for a larger loft extension than can be obtained elsewhere that, unusually, can be square at front and back (a Double Mansard). This gives much better head-height throughout the new top floor. Running beneath the whole front of the property is a full size (albeit shallow) basement, which provides good

storage but could also tempt any basement enthusiasts (not included in the square footage calculation above).

The house is situated on the part of Mallinson Road between Wandsworth Common and Northcote Road in the area known as "Between the Commons". The area is an extremely popular spot for families and is renowned for its numerous, highly regarded schools, a superb array of specialist shops (including many children-oriented boutiques) and a diverse range of bars, restaurants and cafes on Northcote Road. Even the most demanding of commuters will find Mallinson Road almost certainly falls within the small circle they've drawn around Clapham Junction station on their search map – it's just over 500m away and provides frequent access to Victoria and Waterloo as well as numerous bus routes and high-street conveniences.



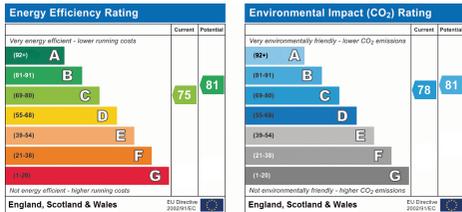
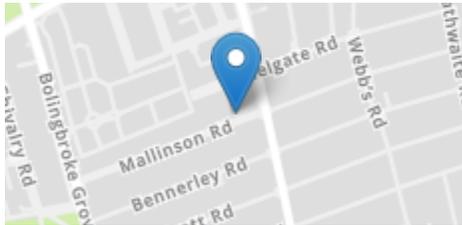
Mallinson Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- 21' Reception Room
- Utility/Boot/Cloakroom
- 27' Kitchen/Family Room
- Ground Floor WC
- 19 x 19' Rear Garden
- Principal Bedroom Suite
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- 1972 SQ.FT/ 183.2 SQ.M

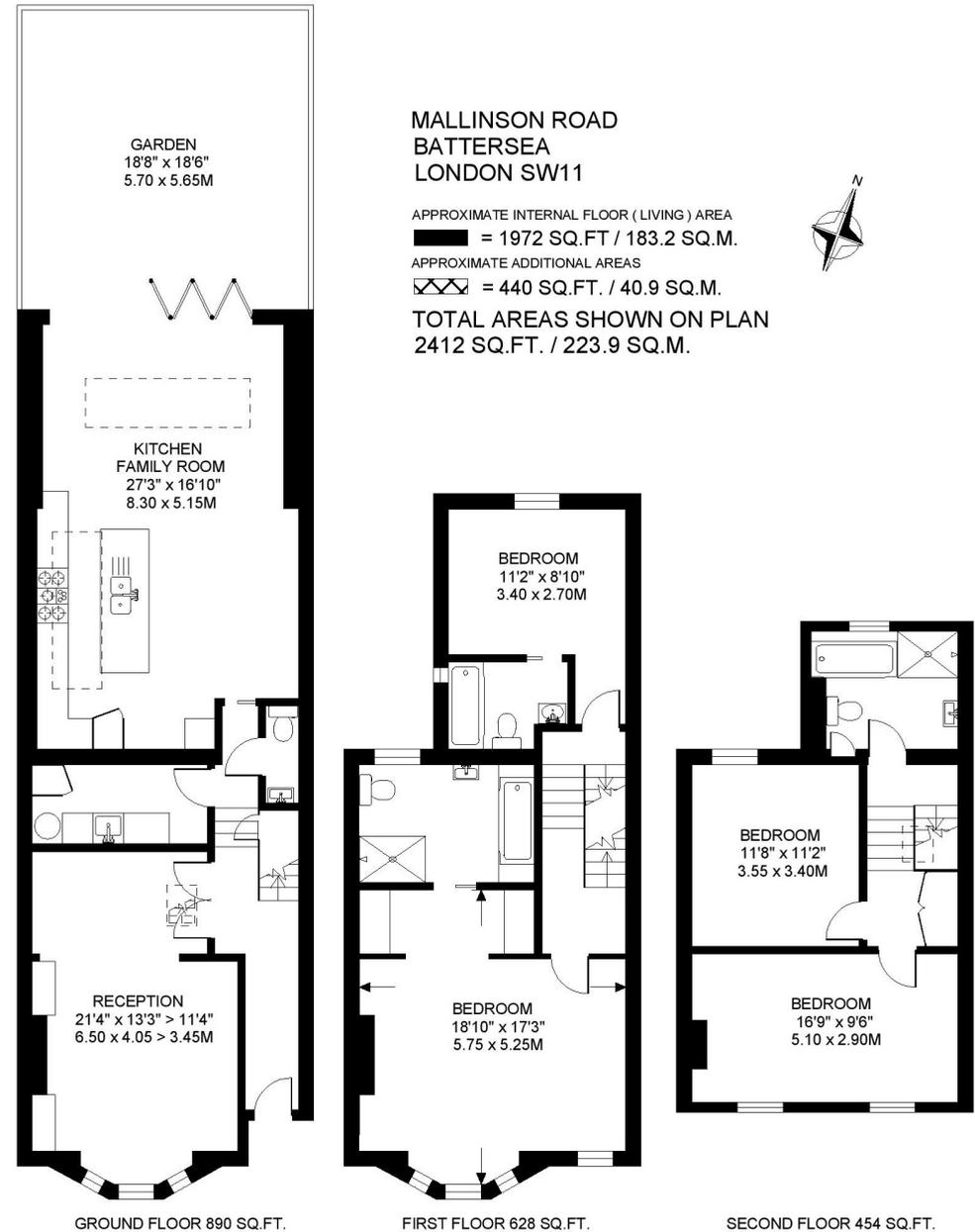


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