





This superbly located and immaculate two double bedroom, top floor flat has a wonderfully sunny SW-facing roof terrace and a superbly bright corner aspect. It has been extensively refurbished in contemporary style featuring a well-equipped kitchen, bath/shower room and attractive décor and has excellent potential to convert a further bedroom and bathroom from the large loft space and also to extend the roof terrace (subject to consents). Situated half a mile from Clapham Junction with numerous bars, shops and restaurants on the doorstep. This converted Victorian building overlooking Northcote Road has a square reception at the front with a period fireplace and a sleek modern kitchen alongside. Outside these rooms is an extra-large landing with south-facing window which serves very well as a dining area. Both double bedrooms have deep fitted wardrobes and share a bath/shower room with smart contemporary fittings. There is also a cupboard housing the boiler and washing machine. Up a further level is a fabulous roof terrace. This faces south and west and is surrounded with an iron-railing and has an Easi-grass surface. There is a vast storage loft which, subject to the usual consents, could be converted to provide further accommodation.

Northcote Road is an extremely popular and fashionable parade of specialist shops, bars and restaurants in the heart of the valley known as Between the Commons. The green spaces of Clapham and Wandsworth Commons are very close by and provide excellent recreational facilities. Transport is excellent with frequent mainline trains to Victoria and Waterloo from Clapham Junction (about half a mile away) or by numerous local bus routes which converge there, as well as close proximity to Clapham South and Wandsworth Common.



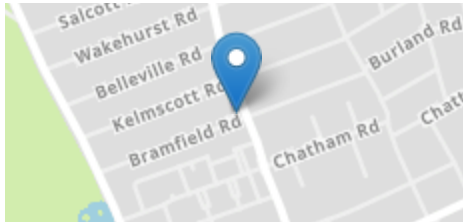
Northcote Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- No Chain
- Dining Area
- Entrance Hall
- Well-Equipped Kitchen
- Large Unconverted Loft
- SW-Facing 12' x 10' Roof Terrace
- Reception Room
- 2 Double Bedrooms
- New Bath/Shower Room/WC
- 696 SQ.FT/64.7 SQ.M + 457 SQ.FT/ 42.5 SQ.M. (LOFT)



Energy Efficiency Rating	Annual	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		77
D (55 to 68)	62	
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	UK

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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NORTHCOTE ROAD LONDON SW11

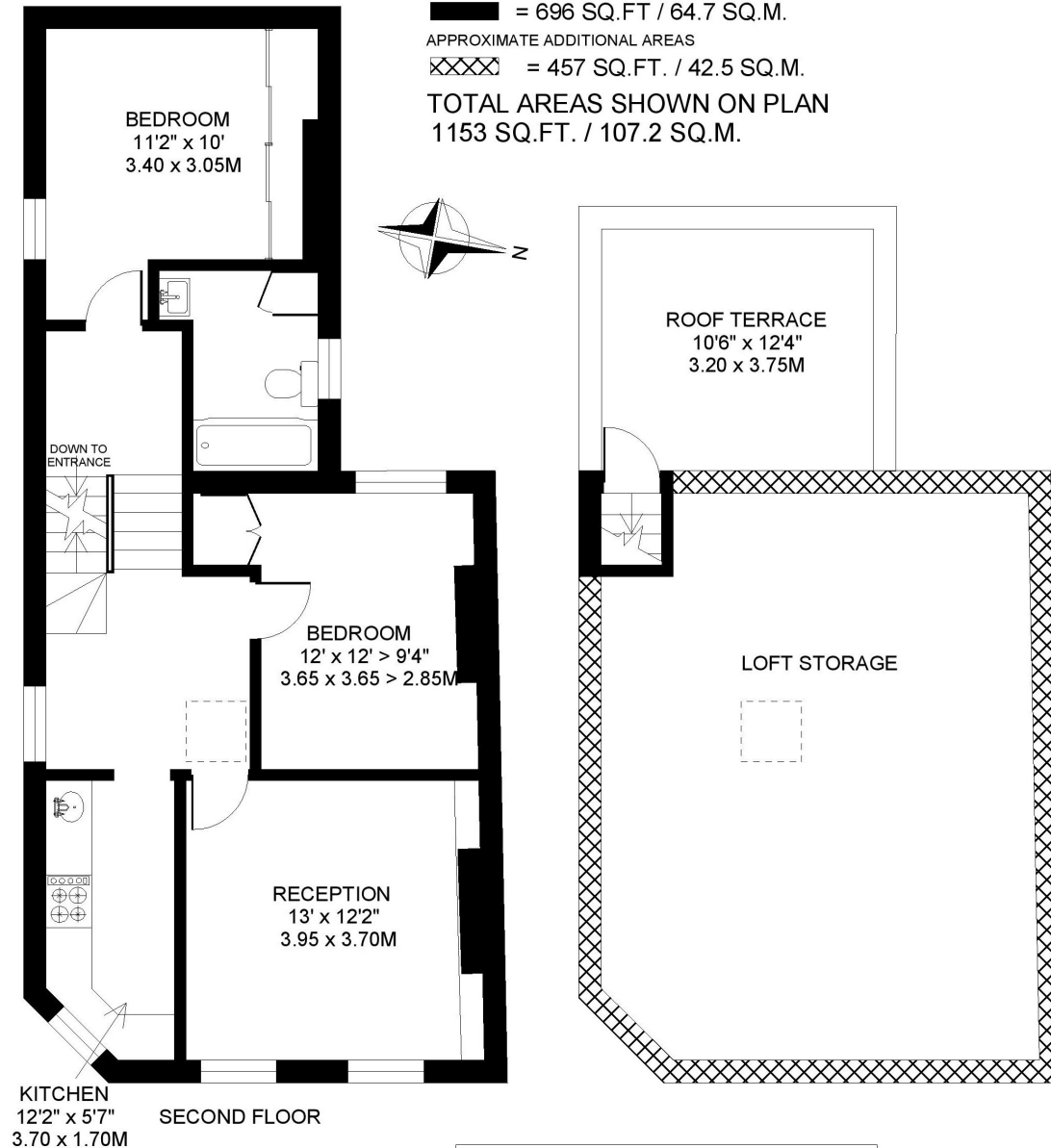
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

█ = 696 SQ.FT / 64.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▤ = 457 SQ.FT. / 42.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1153 SQ.FT. / 107.2 SQ.M.



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