

FOR SALE





This bright and beautifully designed, two double bedroom first floor flat has been extensively modernised. Its show-piece is its 18' open-plan reception/kitchen with huge windows, fireplace and high ornate ceilings. Situated in a bright corner position on fashionable Northcote Road, half a mile from Clapham Junction station and close to Wandsworth Common's green spaces.

This smart, well-designed flat occupies the first floor of this large Victorian corner building above John Thorogood's own offices on the ground floor. It has a bright corner aspect, with windows on three sides, all of which have been double-glazed, and has been cleverly modernised and refurbished by the present owners in recent years. There are two double bedrooms, both with good, fitted wardrobes and built-in desk areas. There is excellent high level storage too above the hallway. The stylish shower room/WC is contemporary having been fully renewed within the last 3 year and there is a hall cupboard housing the boiler and space/plumbing for the washing machine. To the front of the house the spacious reception/kitchen (18' x 12') also has a corner window together with large central sash windows making the main room wonderfully light. At one end is a sleek modern kitchen with white units, wooden worktops and completed with integrated

dishwasher, fridge/freezer and oven/hob/extractor. At the other end are attractive wooden alcove cupboards and a beautiful fireplace. The flat has neutral decor throughout and an attractive layout ideal for a couple or sharers buying together.

The property is superbly located half a mile from Clapham Junction which has direct services to The City and West End and where numerous bus routes converge. It is close to the green spaces and recreational facilities of both Wandsworth and Clapham Commons and has fashionable Northcote Road's bars, shops and restaurants on its doorstep.



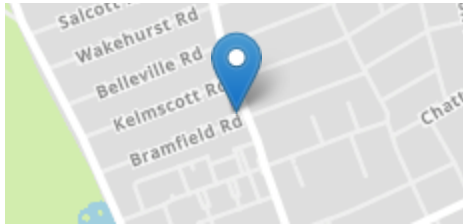
Northcote Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Ample Storage
- Open-Plan Kitchen
- Convenient Location
- Long Leasehold (165 Years)
- Built-in Wardrobes & Desks
- Reception Room
- Shower Room / WC
- 2 Double Bedrooms
- 545 SQ.FT / 50.6 SQ.M



Energy Efficiency Rating	Annual	Potential
Very energy efficient - lowest running costs		
92 to 100	A	
81 to 91	B	
69 to 80	C	76
55 to 68	D	62
49 to 54	E	
35 to 39	F	
13 to 34	G	
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.

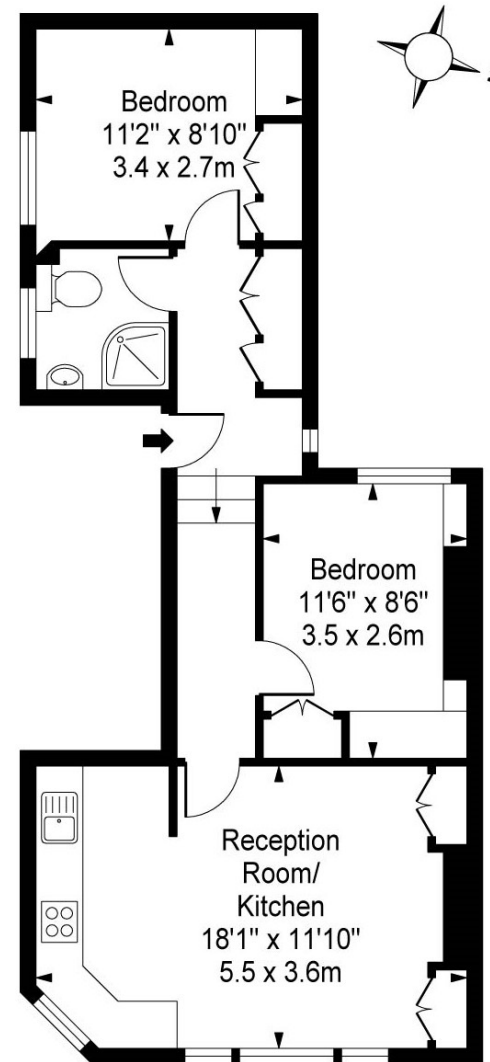
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Northcote Road, Battersea, SW11



First Floor

Approx Gross Internal Area **545 Sq Ft - 50.6 Sq M**

For Illustration Purposes Only - Not To Scale

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