





Sunny, wide and stylish, this substantial (2132 SQ.FT. / 198 SQ.M.), Victorian house with south-facing garden has been beautifully extended and renovated throughout to provide a wonderfully spacious and light family home in a quiet road right in the heart of the ever-popular Nightingale Triangle. It is close to both Commons, good schools and the train/tube links at Wandsworth Common, Balham and Clapham South

This elegant Victorian terraced house has completed high-quality extensions to ground and top floors; constructed and finished sympathetically to suit the property's original character and resulting in an impressive floor area (2132 SQ.FT. / 198 SQ.M). It has been double-glazed throughout and retains beautiful original features including tessellated hall floor, ornate ceilings, and a lovely fireplace on the ground floor with large over mantle mirror. To the front, the ground floor comprises a wide and beautiful double reception room with built in cupboards and shelves and a large bay window; to the rear, a very well extended kitchen family room, fitted with a handsome and well-equipped, bespoke, hand-made kitchen by a Gloucestershire cabinet maker and painted in Farrow and Ball Pigeon. The room also has underfloor heating. This wonderful family space has ample room for dining table and sitting area and opens via fully folding glass doors to a sunny south-facing garden. The garden is a good size (26' x 18'), has a lovely, secluded feel, a central lawn and established flower beds. There is also a ground floor W/C and an under-hall cellar which, together with the built-in, cycle shed at the front of the house, provides useful additional storage.

On the first floor are three generous, double bedrooms and a smart, family bath/shower room complete with airing cupboard. The full-width, front bedroom (the largest of the five) features bespoke, built-in wardrobes and a built-in window seat in the large, bay window and is used as the principal bedroom. The generous, "double" loft conversion on the top floor has been completed over both the front and rear of the property. To the front of this, the extension provides another generous, fourth, double bedroom with built-in wardrobes and French windows to a "Juliet" balcony - it also has a door to an additional, smaller room en-suite, which could be adapted to use as a dressing room but currently functions as a study/exercise room. It could be converted to a third bath or shower room to create an excellent, guest suite. The rear loft extension provides a bright and sizeable, fifth bedroom with double-aspect, this

is currently set up a study so there is the option of using the 5th bedroom as the main to create an impressive principal suite from the whole top floor all to yourself! (This would comprise spacious bedroom, walk-in wardrobe, bath/shower room and study!) There is also eaves storage to the front.

Calbourne Road is an immensely sought-after, tree-lined street of Victorian houses positioned close to Nightingale Square in the Nightingale Triangle. Both Wandsworth and Clapham Commons are easily reached on foot and transport links are excellent with a choice of Wandsworth Common mainline, Clapham South tube or Balham mainline/tube stations to whisk you into the City/West End (each being approximately half a mile away). It is also convenient for good schools such as Northcote Lodge, Hornsby House, Broomwood Hall and Holy Ghost as well as numerous local nurseries. There is an ever-increasing range of specialist shops, bar/restaurants and a thriving street market on nearby Northcote and there is a further selection on Bellevue Road's pretty parade. High-street convenience shopping including Waitrose, Marks & Spencer and Sainsbury's can be found at Clapham South and Balham.



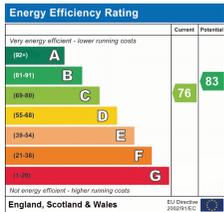
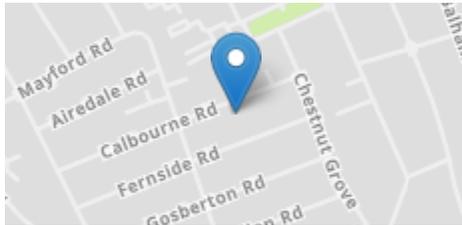
# Calbourne Road

## Nightingale Triangle SW12

**FOR SALE**

### PROPERTY FEATURES

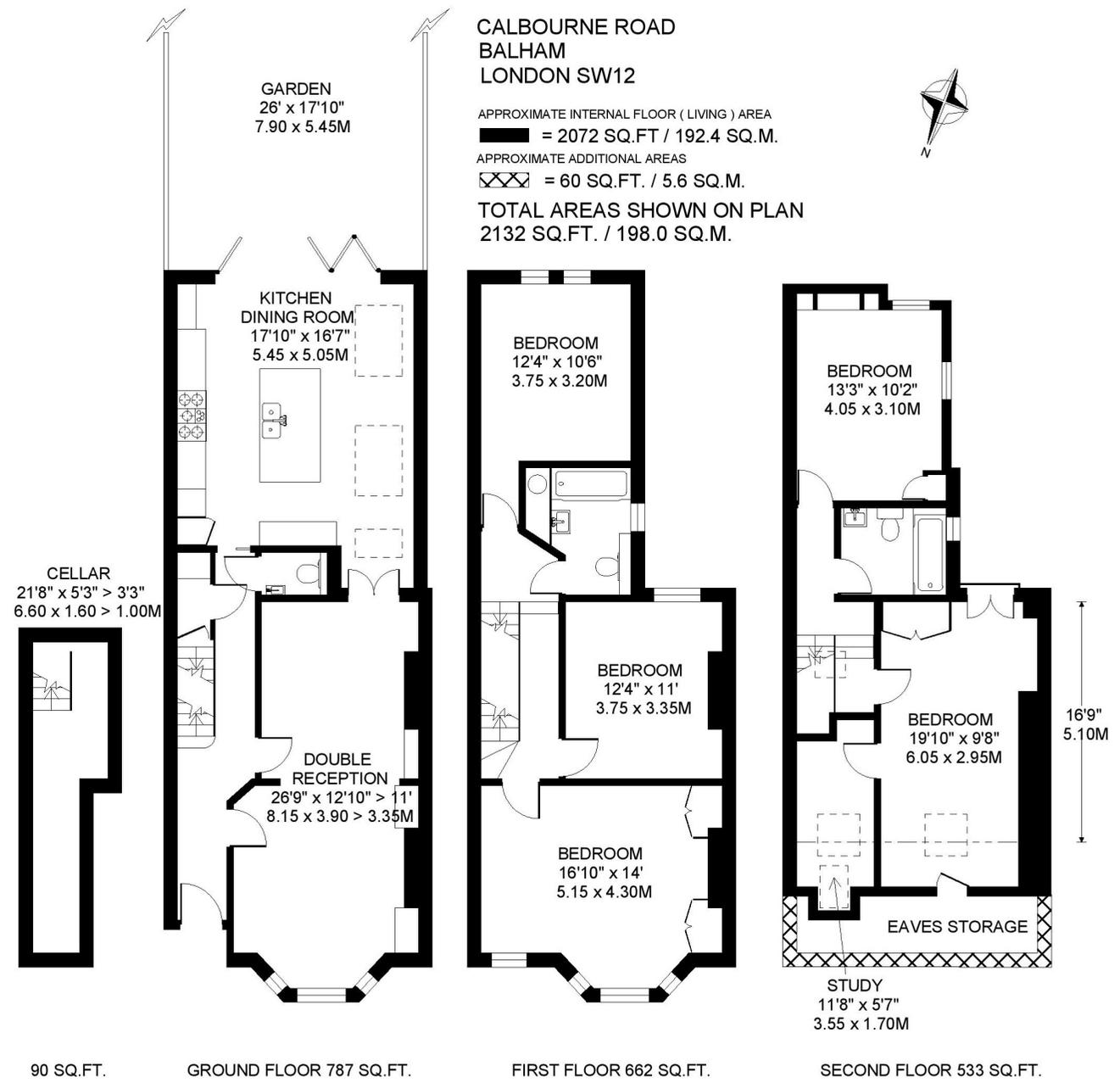
- Entrance Hall
- Double Reception Room
- Kitchen/ Family Room
- 26' x 18' South-Facing Garden
- Laundry + Cellar
- Downstairs WC
- Dressing Room
- 5 Double Bedrooms
- 2 Bath/Shower Room/WCs
- 2132 SQ.FT. / 198 SQ.M.



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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