







Completely redesigned and newly renovated throughout, this gorgeous, Victorian home oozes contemporary style and represents an outstanding, turn-key opportunity in an ultra-convenient location. It boasts superb, open-plan, living space, a landscaped garden, sunny roof terrace, an exceptional luxury main bedroom suite and first-class family accommodation. Positioned less than 400m from Clapham Junction, close to both Wandsworth and Clapham Commons and the fashionable shops, bars/restaurants of Northcote Road.

The property is over 1900 square feet and has recently completed an exhaustive programme of refurbishment to a high-quality, contemporary specification, including re-wiring, replumbing and new double-glazed windows throughout.

The quality is evident immediately upon entering the house where double-width, sliding doors open from the hall, straight into a sumptuous, modern kitchen/dining room, beautifully fitted with sleek, white units, high-end appliances, marble worktops and oak floors. By positioning the kitchen towards the front of the house, with its high ceilings and large bay window, the owners have maximized the efficiency of the available ground floor space far better than in many Victorian houses. So often, the rear reception room becomes a dead space or dumping ground. Not here! Decorated in crisp neutral tones, this fresh and integral family area is used to the full, with a whole wall of bespoke, kitchen storage. The ground floor still retains the lovely flow thanks to its lovely, high-roofed, side extension which brings in wonderful natural light and a lofty feel to the large rear room. The main reception room is now to the rear of the house but due to the clever re-design is beautifully square, rather than being long and thin. It too has oak floors, a built-in ethanol fireplace and to the rear, a wall of fully-glazed, sliding doors to a landscaped, stone-tiled patio (complete with outside up-lighters and planted border). There is also a handy ground floor WC and an under-hall cellar which has been plumbed and wired for laundry appliances.

Upstairs is very bright and also luxuriously appointed. There are four double bedrooms and three bath/shower rooms in total, spread over the two upper floors. The main bedroom suite is exceptional and boasts a spacious bespoke dressing area and exquisite shower room (both converted from the former 5th bedroom). There are two more stylish, contemporary bath/shower rooms, one on each floor. The first is ensuite on the first-floor, making this bedroom ideal for guests. The second is a family bathroom serving the top two bedrooms. One of these is very large, having been created from fully converting the loft and its "L-shape" creates a perfect space for a very useful study area. It has French windows to a Juliet balcony and large skylights to the front whilst giving access to the generous eaves' storage. Both rear bedrooms also have built-in wardrobes.

Above is a true gem – a delightful private roof terrace; large

enough for two comfy sofas and a real sun-trap. It is decked and has a wall of privacy glass making it nice and secluded yet giving panoramic views over the chimneys of the surrounding streets and receiving day long sunshine.

Limburg Road is a quiet, residential road leading off Battersea Rise, very close to the start of fashionable Northcote Road. Clapham Junction mainline station, with regular fast services to Victorian and Waterloo is about 400m away and has regular services to Waterloo and Victoria and many other destinations out of London. The property has been in Belleville School's catchment area for the last four years and is also close to many other good schools and nurseries. Both Clapham Common and Wandsworth Common's green expanses are nearby and provide numerous recreational facilities. Northcote Road provides a huge variety of smart boutiques, restaurants cafes and bars, in addition to a thriving weekend food market, with further amenities on Battersea Rise, St. Johns Road, Lavender Hill including supermarkets, banks and specialist shops.



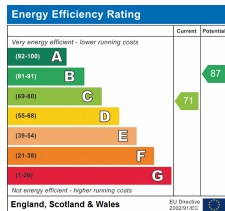
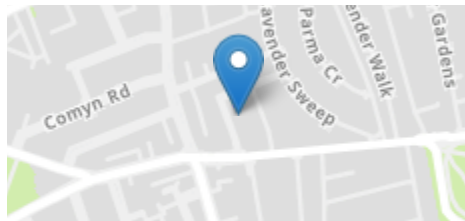
# Limburg Road

Battersea SW11

**FOR SALE**

## PROPERTY FEATURES

- Cellar / Utility
- Dressing Room
- Cloakroom / WC
- Main Bedroom Suite
- Garden & Roof Terrace
- 26' Kitchen/Dining Room
- 4 Bedrooms
- 16' x 15' Square Reception
- 3 Bath/Shower Rooms (2 En Suite)
- 1905 SQ.FT/176.9 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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## LIMBURG ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 1810 SQ.FT. / 168.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 95 SQ.FT. / 8.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1905 SQ.FT. / 176.9 SQ.M.

