









This impressively-proportioned, Victorian, family house, on one of the most sought-after streets Between the Commons, has been fully extended into loft and side return with a superb modern layout covering over 2100 square feet of floor area. It has spacious, bright living spaces, a generous principal bedroom suite, a cellar/utility room and an excellent garden. Situated directly off Clapham Common's exclusive West Side and approx. 575m away from Clapham South tube, close to excellent schools and fashionable Northcote Road.

This handsome, wider-than-average, mid-terrace, late-Victorian house is situated on this very quiet and highly-desirable street running directly off the common – it is approached through a small, pretty front garden with iron railings, black/white mosaic-tiled path and original stained glass and fanlight to the front door. The property's top floor and ground floor extensions have been well designed featuring full Mansard to the loft and large Velux windows to the side extension. But what stands out most here is a cleverly-designed, functional layout which utilizes all the space on the ground floor. Gone is the often-redundant, rear reception room, with the main, and much larger and lighter, reception/living space positioned desirably to the rear of the property instead, where it opens, through fully-folding doors, onto the garden. This large, informal living/entertaining room has space for huge sofas, a cozy wood burner, and a wall of low-level storage cupboards. It has a tremendously light feel thanks to the full-width glass doors and numerous large skylights. To the front of the property, where the ceilings are high and ornate, the open-plan kitchen/family dining area has been located, the latter enjoying the lovely, bright, airy aspect of the wide, square-bay, front windows. The kitchen sits in what was formerly the rear reception and is well-equipped and offers ample storage. Hard wood floors run throughout the ground floor. Below the hall, the cellar has been made into a very useful utility room, with sink and plumbing for laundry appliances.

The garden has a simple modern feel with a tiled patio area, full-width artificial grass and a wide rear flowerbed with some mature shrubs. At 27' x 19' it is larger than average for the area and benefits from lovely sunshine especially in the afternoon, thanks to its northwesterly aspect.

Upstairs, conversion of the main loft has created a large L-shaped extra bedroom, whilst on the first floor, the sizeable front and middle bedrooms have been combined and converted into a generous and thoughtfully-designed principal bedroom suite. This is complete with extensive wardrobes/dressing area and contemporary bath/shower room en suite featuring modern fittings, a shower over the bath and twin wash basins. In total there are four double bedrooms served by three bath/shower rooms, striking the perfect balance in our opinion. Three of the bedrooms have built-in wardrobes and there are also deep eaves storage spaces in the remaining front part of the loft room.

Manchuria Road is a prime street running off the quiet cul-de-sac on Clapham Common West Side in the highly popular area known locally as "Between the Commons". Its precise position has been long popular as demand to be within reach of Clapham South's Northern Line tube (575m away), for access to The City and West End, remains strong. The road however still feels very in touch with the bustling atmosphere of Northcote Road with its wide variety of cafes, bars, restaurants and specialist shops. It is also very convenient for the wide choice of local schooling. There is also a residents' parking scheme in place. The house is just 180m from Clapham Common's green spaces where numerous recreational facilities can be found.



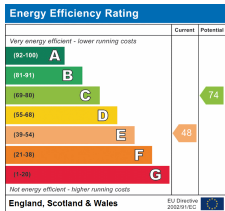
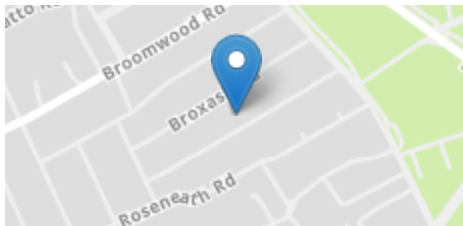
# Manchuria Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

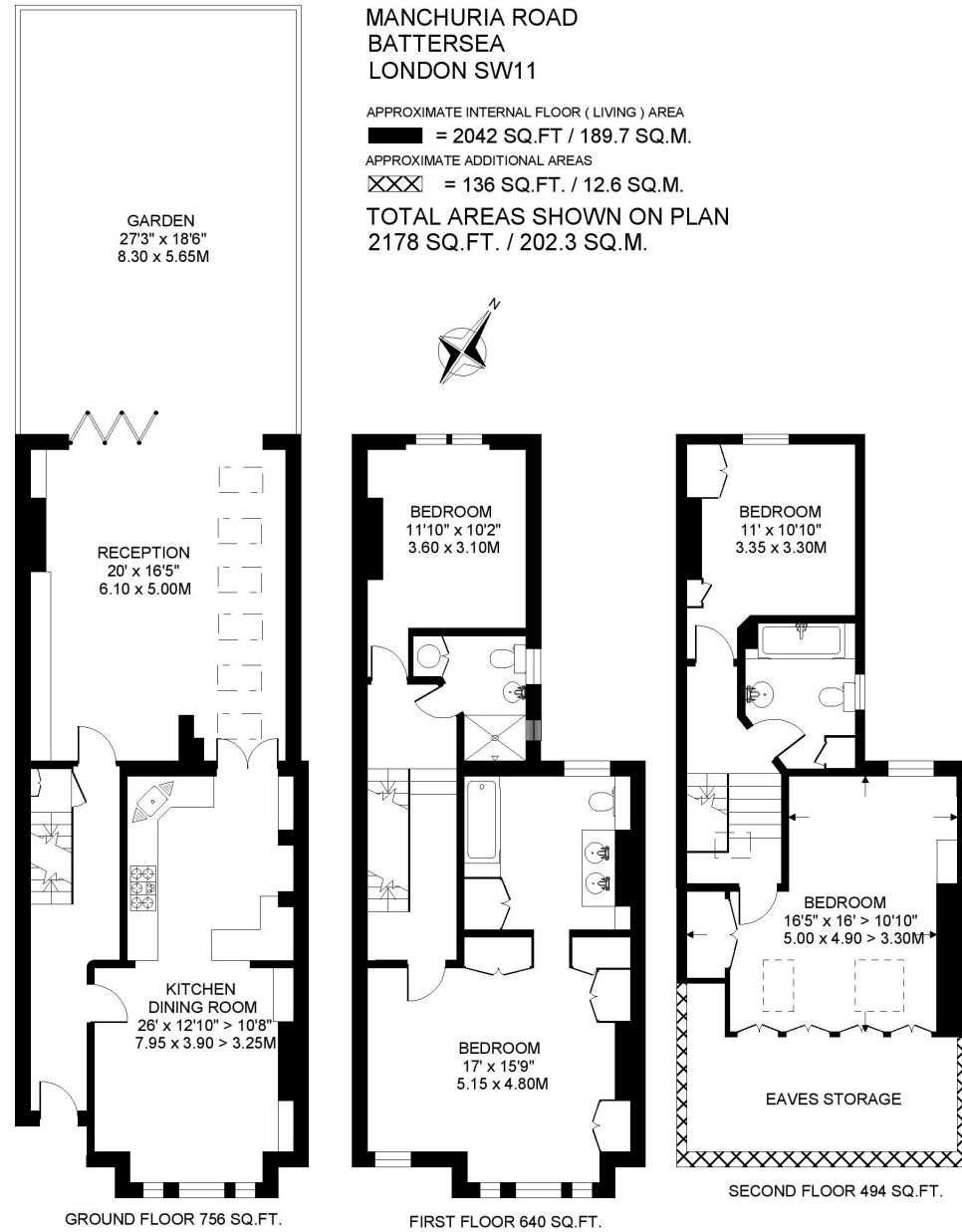
- Cellar/Utility
- Entrance Hall
- Prime Location
- 27' x 19' Garden
- Kitchen/Dining Room
- Principal Bedroom Suite
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Large Reception Room
- 2178 SQ.FT / 202.3 SQ.M



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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