



At a smidge under 1000 SQ.FT, this wonderfully light 2 double bedroom split-level flat combines spacious, well-appointed accommodation with a clean neutral finish. Occupying the entire upper part of a wide Edwardian house, it has excellent proportions and potential for further expansion/roof terrace into the large loft (STPP). Situated in a hugely popular location directly off Clapham Common West Side close to Clapham Junction mainline, Clapham South tube and fashionable Northcote Road. Outdoing its typical Victorian counterparts in both space and light departments, this upper maisonette occupies the whole first floor and converted front loft of a wide Edwardian terraced house in this popular street directly off the West Side of Clapham Common. It also comes with a rare benefit of ownership of the whole freehold. The flat itself is very well presented. Both bedrooms have fitted wardrobes and are generous doubles, especially the large master bedroom in the converted loft which also has a contemporary bath/shower room alongside with a large Velux skylight. There is also a second modern bath/shower room on the first floor landing which is fully tiled. Both have smart chrome shower fittings, taps and other fixtures

On the first floor the full width front reception room has lovely proportions, an attractive original fireplace and high ornate ceilings, plus large windows to the front bay. It also has attractive stripped and polished wooden floorboards (as does the adjacent bedroom). The kitchen / breakfast room to the rear has extensive storage units, built-in breakfast bar and good quality integrated appliances including dishwasher, washing machine, oven, microwave, electric hob/extractor. There is also space for a fridge/ freezer.

There is scope for conversion of the large rear loft (which currently provides excellent storage) to create a further bedroom and bathroom if required, subject to obtaining planning permission from Wandsworth council and any other relevant consents. This would increase the floor area over 1200 square feet! Alternatively, a large roof terrace could be applied for which, as it would face west, would be fabulous. One could also apply for a combination of both (i.e. a further bedroom with smaller roof terrace beyond). Bowood Road is a popular tree-lined road running off

Clapham Common West Side up to Wakehurst Road in the area known as "Between the Commons". There are excellent tube links from either Clapham South station (Northern Line) or mainline services to Victoria and Waterloo from Clapham Junction and there are numerous local buses. The highly popular Northcote Road, with its fashionable selection of restaurants, specialist shops, bars and a thriving street market is very close by with more choices available on nearby Battersea Rise and Lavender Hill. The green expanses and recreational facilities of Clapham Common are just at the end of the road.



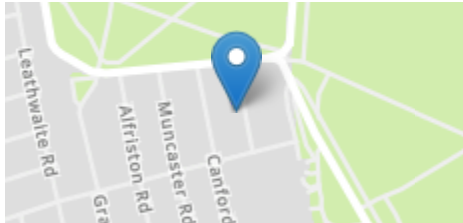
# Bowood Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Entrance Hall
- Large Rear Loft
- Large Reception
- Ownership of Freehold
- Potential for Roof Terrace
- Potential Rear Loft Conversion
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- 2 Bath/Shower Room /WCs
- 990 SQ.FT/ 91.9 SQ.M + LOFT



Energy Efficiency Rating	Annual	Potential
Very energy efficient - lowest running costs		
A (92 to 105)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)	66	73
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	

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.



020 7228 7474 | sales@john-thorogood.co.uk  
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



## BOWOOD ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

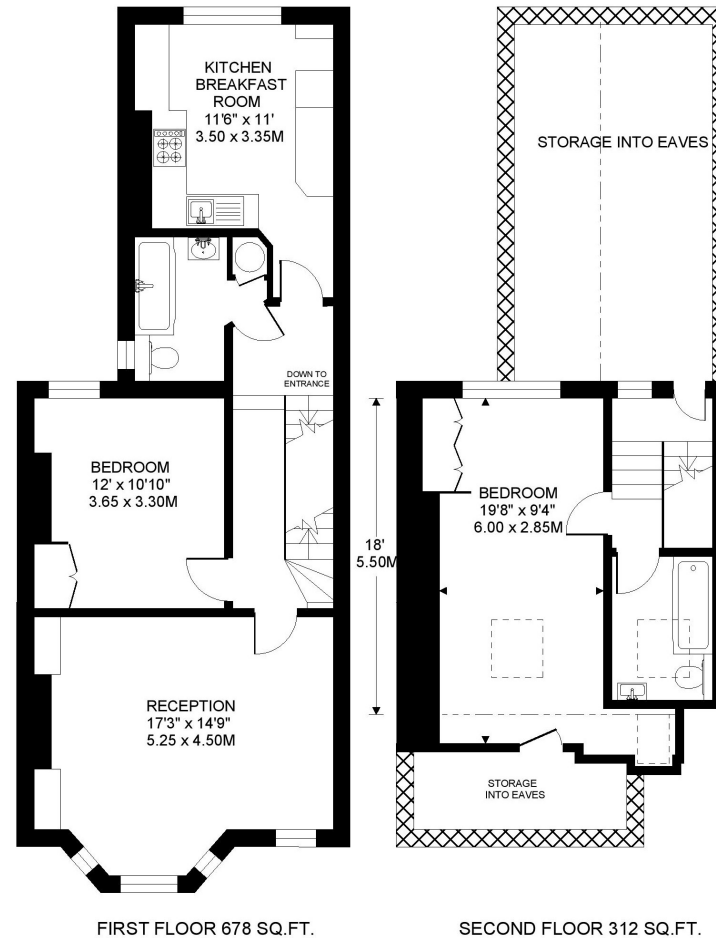
■ = 990 SQ.FT. / 91.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 282 SQ.FT. / 26.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1272 SQ.FT. / 118.1 SQ.M.



COPYRIGHT FLOORPLAN PRODUCED FOR  
 " JOHN THOROGOOD "  
 BY FLOORPLANNERS 07801 228850