JT | JOHN THOROGOOD

Parma Crescent

Battersea SW11

FOR SALE

This beautifully refurbished and extended Victorian house benefits from generous ground floor living space, extended kitchen and a very sunny west-facing garden. It is situated in a quiet, ultra-convenient location, close to fashionable Northcote Road and Clapham Junction BR station. Upstairs are four double bedrooms and two good family bathrooms with potential (STPP) to create more by extending over the rear. No Chain.

This extra-wide and beautifully refurbished, four double-bedroom, Victorian property is an ideal family house, in lovely condition to move straight into and is offered with no forward chain. It benefits from generous ground floor living space and an easily maintained, very sunny and attractive west-facing garden. It is situated in an ultra-convenient and extremely quiet location, a tucked away street close to fashionable Northcote Road and Clapham Junction BR station. Houses in this street rarely come up which speaks volumes. The property has been well extended into the main front loft and side return. Potential still exists (STPP) to extend over the back part of the house (rear addition) to create a further bedroom and bathroom.

The house is stylishly presented throughout and has been double-glazed using a high-quality sash window company. The ground floor highlight is the spacious extended kitchen family room with a sleek, well-equipped, modern kitchen and central island, plus large skylights, ample room for a large dining table and folding doors to the garden. It also connects with the wide double reception room which has high ornate ceilings and a beautiful marble fireplace. Beneath the hall is a good storage cellar whilst off the hall is a handy downstairs WC.

Upstairs are four proper double bedrooms, two with attractive original fireplaces, all with built in cupboards and two bath/shower rooms – the large family bathroom on the first floor is spacious, including bath and glass shower cubicle, and stylishly designed with "Villeroy & Boch" fittings. The second, which is en suite to the top floor bedroom has a shower over the bath. The rear loft space is undeveloped and, subject to consents, has the potential to be converted to provide additional bedroom and/or bathroom space.

Parma Crescent is a wonderfully quiet and convenient residential street off Eccles Road, with this house on the sunny west side. It is close to the extensive shopping facilities and bar-restaurants of Battersea Rise, Northcote Road and Lavender Hill and the transport connections via Clapham Junction BR station. The open spaces of Clapham Common are nearby, as are excellent schools in both the state and private sectors.

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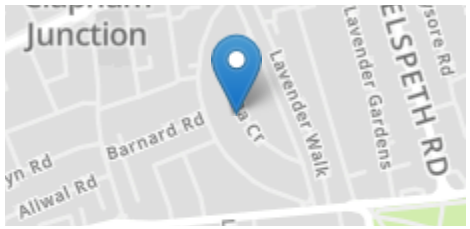
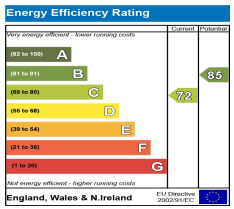
FOR SALE

PROPERTY FEATURES

- Cellar
- NO CHAIN
- Rear Loft Potential
- West-Facing Garden
- Kitchen/Family Room
- Quiet Convenient Location
- 4 Double Bedrooms
- 2 Bath / Shower Rooms
- Double Reception Room
- 1838 SQ.FT/170.8 SQ.M





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The Property Ombudsman

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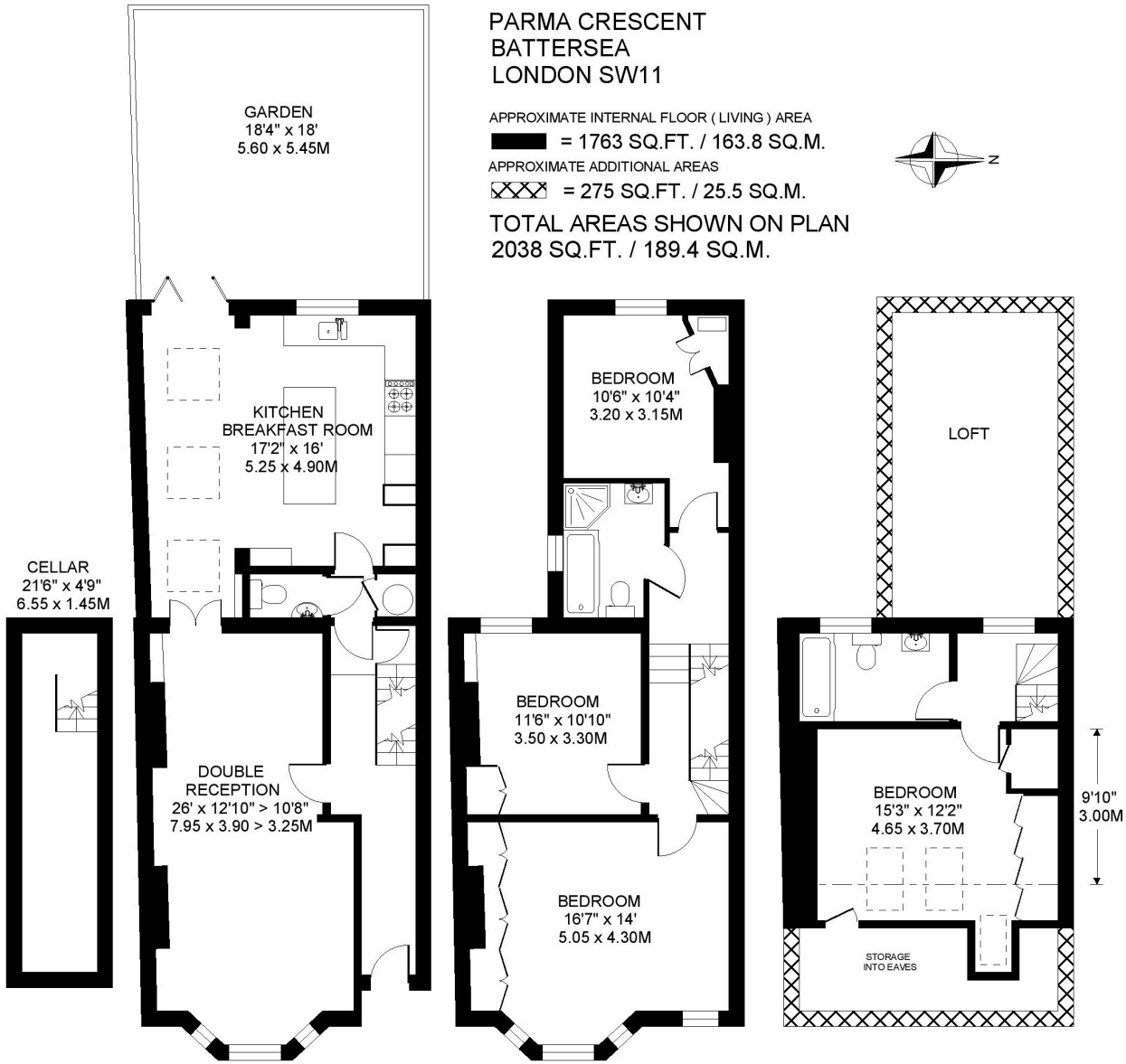
PARMA CRESCENT
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1763 SQ.FT. / 163.8 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 275 SQ.FT. / 25.5 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2038 SQ.FT. / 189.4 SQ.M.



102 SQ.FT. GROUND FLOOR 747 SQ.FT. FIRST FLOOR 622 SQ.FT. SECOND FLOOR 292 SQ.FT.

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