

TO LET





This exquisite, fully-refurbished and extended Victorian house with an outstanding design, style and finish provides substantial accommodation (c. 2200 SQ.FT. / 204 SQ. M.). With 5 bedrooms, 3 bathrooms, wonderful living space and a sunny SW-facing garden it is an ideal and spacious family home. Situated "between the commons", close to excellent schools including Thomas' and Honeywell Primary (house is likely in catchment), it is also very convenient for connections to The City/West End via Clapham South tube. The specialist shops, bars and restaurants of fashionable Northcote Road are close by. Immaculately presented throughout, this 5 bedroom house has recently been fully refurbished. The whole house has wooden flooring, apart from the bathrooms which are tiled, and is neutrally decorated. The ground floor reception rooms have been opened up with Crittall style windows dividing the rear reception room from the hallway creating a wonderful sense of light and space. The kitchen has been extended into the side return and opens onto the attractive and very sunny west-facing rear garden. The kitchen has sleek modern units, integrated appliances and a central island. There is cloakroom/WC on the ground floor and a utility room downstairs in the under-hallway basement. Upstairs there is a large master suite which incorporates a dressing area and a spacious bath/shower room. In addition there are 4 more bedrooms over two floors which are served by a further bathroom and a shower room, all fitted to

a superb standard. Wroughton Road is within ½ mile of Clapham South underground which has direct services into the City and the West End. It is a similar distance to Clapham Junction Station which has overground links both into Central London and out into the rest of the country. There are excellent schools close by in both the state and private sectors. The recreational spaces of Clapham and Wandsworth Commons are a short walk away as are the shopping and dining choices of Northcote Road.



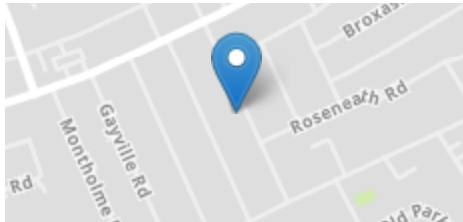
Wroughton Road

Between the Commons SW11

TO LET

PROPERTY FEATURES

- Master Suite
- Victorian House
- SW Facing Garden
- Available May 2021
- Utility Room & Cloakroom/WC
- Extended Kitchen / Dining Room
- 5 Bedrooms (Total)
- 3 Bath / Shower Rooms (total)
- Double Reception Room
- 2198 Sq Ft / 204.2 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO ₂ emissions	Worst environmental impact
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 38) G	
Not energy efficient - higher running costs	72	Not environmentally friendly - higher CO ₂ emissions	80
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC

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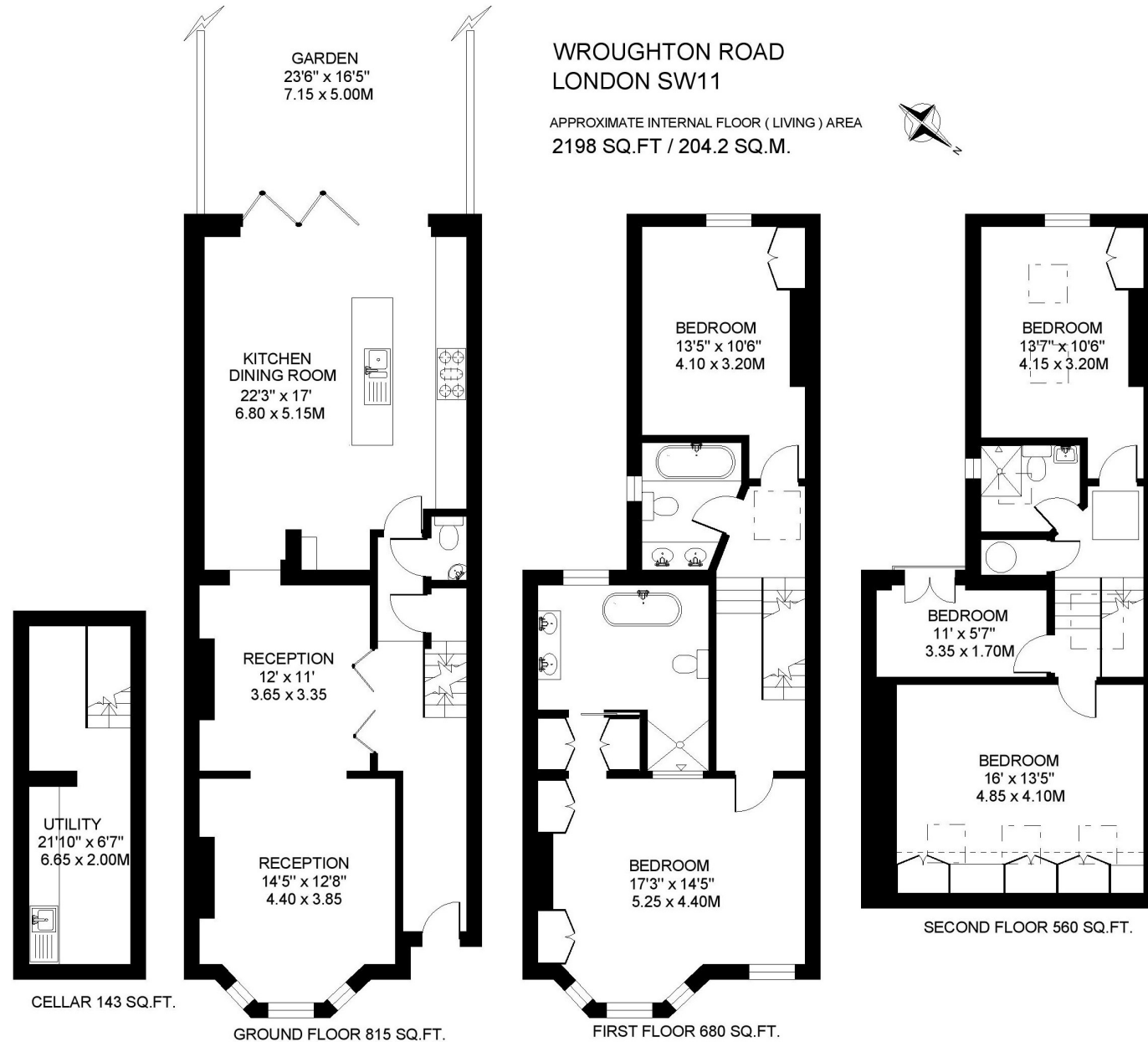


020 7228 7474 | lettings@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



WROUGHTON ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2198 SQ.FT / 204.2 SQ.M.



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