









This bright, wide and attractive late-Victorian home (c. 2000 square feet) has five double bedrooms, three bathrooms, a spacious extended kitchen and sunny south-facing garden. It has been extended into the loft and side return, has a contemporary finish and is offered with no forward chain. Located very close to Clapham South tube, directly off Clapham Common, and well placed for excellent schools and fashionable Northcote Road wining, dining and shopping options.

The house blends some attractive original features with modern-style finishes and has been well maintained throughout. It is decorated in neutral tones throughout and ready for immediate occupation.

The ground floor has a well-proportioned double reception room with high ornate ceilings, fireplace, wooden floors and some built-in low-level cupboards and shelves. It has a large bay window to the front and to the rear opens directly in to the kitchen extension, creating a great flow to the living/entertaining space.

The kitchen was extended into the side return and has several skylights in the new roof plus glazed rear doors to the garden which, thanks to the property's sunny rear aspect, makes it a very light and airy family space. It is fitted with a good range of minimalist-style storage units, granite worktops, a central island and has a ceramic floor (with under-floor heating). Outside, is a sunny south-facing paved garden. There is a storage cellar running beneath the hall, which subject to the usual consents, has potential for development.

Upstairs, the house has been converted into the loft and all five bedrooms are good doubles, served by three stylish contemporary bath/shower rooms, one of these being en-suite to the top bedroom. Most bedrooms have built-in cupboards and there is further storage in the eaves.

Broomwood Road is in the heart of the area known as 'Between the Commons'. It is within easy access of excellent schools in both the state and private sectors. Transport into the City and the West End is via nearby Clapham South (Underground) and Clapham Junction (British Rail) and the area is also well served by buses. Clapham Common with its tennis courts, football pitches and playgrounds is at the end of the road, Wandsworth Common a little further and there is excellent dining, drinking and shopping to be had on Northcote Road, about 400m away.



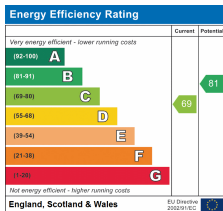
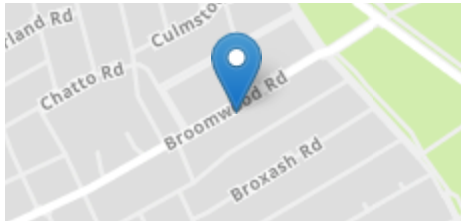
# Broomwood Road

Between The Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Cellar
- No Chain
- Front Garden
- Eaves Storage
- South-Facing Garden
- Kitchen / Family Room
- 3 Bath / Showers
- 5 Double Bedrooms
- Double Reception Room
- 2065 SQ.FT/191.8 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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## BROOMWOOD ROAD BATTERSEA LONDON SW11

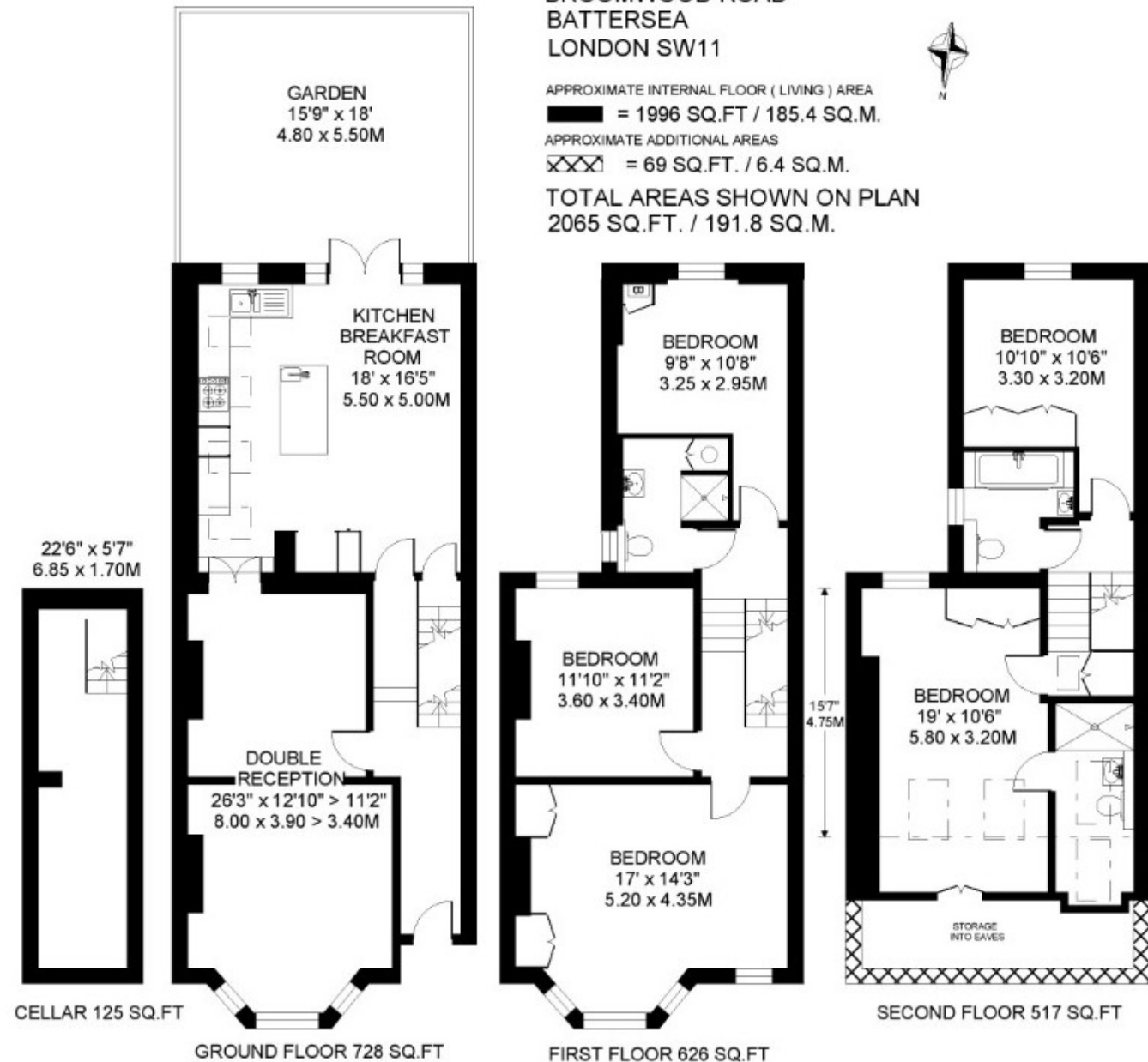
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

■ = 1996 SQ.FT / 185.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 69 SQ.FT. / 6.4 SQ.M.

**TOTAL AREAS SHOWN ON PLAN**  
2065 SQ.FT. / 191.8 SQ.M.



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