

FOR SALE





A delightful and well proportioned Victorian house with an architecturally designed statement extension, outstanding garden, potential to develop further and a wonderful restful outlook, in the heart of the highly desirable and super convenient residential area, The Nightingale Triangle.

This is a superb Victorian house on a prime street, combining original features and superb extensions to create a delightful family home.

The architect of the beautiful, glass, kitchen extension clearly knew exactly what they were doing. Built out of glass and strong Iroko hardwood, the rising elevation of its glass roof cleverly maximises the impact of the property's natural open rear outlook and ensures an outstanding view of the sky and trees beyond the back of its large sunny garden. It also ensures fantastic light into the back of the property, so transforming what is often a dreary Victorian rear reception room into the most wonderfully bright and appealing kitchen/family/dining room - the hub of any modern family house. The room is well equipped with good kitchen units, display shelves and worktop space and features a large central island.

The large reception room, to the front of the ground floor, has a sunny disposition courtesy of the large square bay window. This room has attractive and ornate, high ceilings and a handsome stone fireplace. It is a wide space, enabling a more sociable, square arrangement of sofa furniture, than a typical thin double reception room ordinarily would. The architect has placed a wood framed opening between the two rooms, further transferring light between the living spaces and allowing glimpses of the garden through the whole ground floor.

The garden is significantly longer than average, and does not back onto other houses, giving a great feeling of privacy. It is Northwest facing and gets plenty of sunshine from early morning at the back of the garden to late evening. It has been attractively, planted and landscaped and is a real gem (measuring 44' x 19'). The entrance hall retains its original mosaic tiled floor and stain glass front door. Beneath this hall is a useful storage cellar, currently plumbed and used as a laundry area.

Upstairs, the layout has been carefully designed without overdevelopment. The original loft space has been adapted very well to create a superb split-level top floor bedroom/living room with vaulted ceiling - a room which would almost certainly excite most child occupants, but would also be ideal for teenagers, live-in help, or returning university students. On the first floor is a lovely principal bedroom with ceiling height to match, large windows and ensuite, shower room. There are two further bedrooms and a further, family bathroom on the first floor.

Numerous other neighbouring properties on this section of the

street have successfully added another floor on top of the existing rear, which is capable of providing a further bedroom and bathroom or two additional bedrooms as required. There is potential to do so here, subject to planning permission.

Calbourne Road is an enchanting neighbourhood nestled in the Nightingale triangle, in the heart of London's vibrant SW12 area. With its tree-lined streets, excellent transport links, and a perfect balance of urban convenience and peaceful serenity, this locale is regarded as a perfect destination for homebuyers seeking the best of both worlds. Clapham Common and Wandsworth Common are close by as are mainline stations, tube stations, good schools and excellent dining /shopping options.



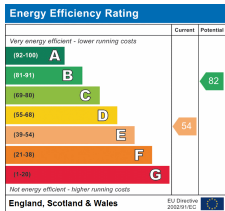
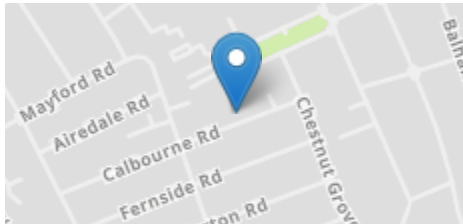
Calbourne Road

The Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Cellar with laundry
- Kitchen/Family Room
- En-suite shower room
- Potential for Extension
- Sunny 44' x 19' Garden
- Four Bedrooms
- Family Bathroom
- Front Reception Room
- 1813 Sq Ft / 168.4 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;

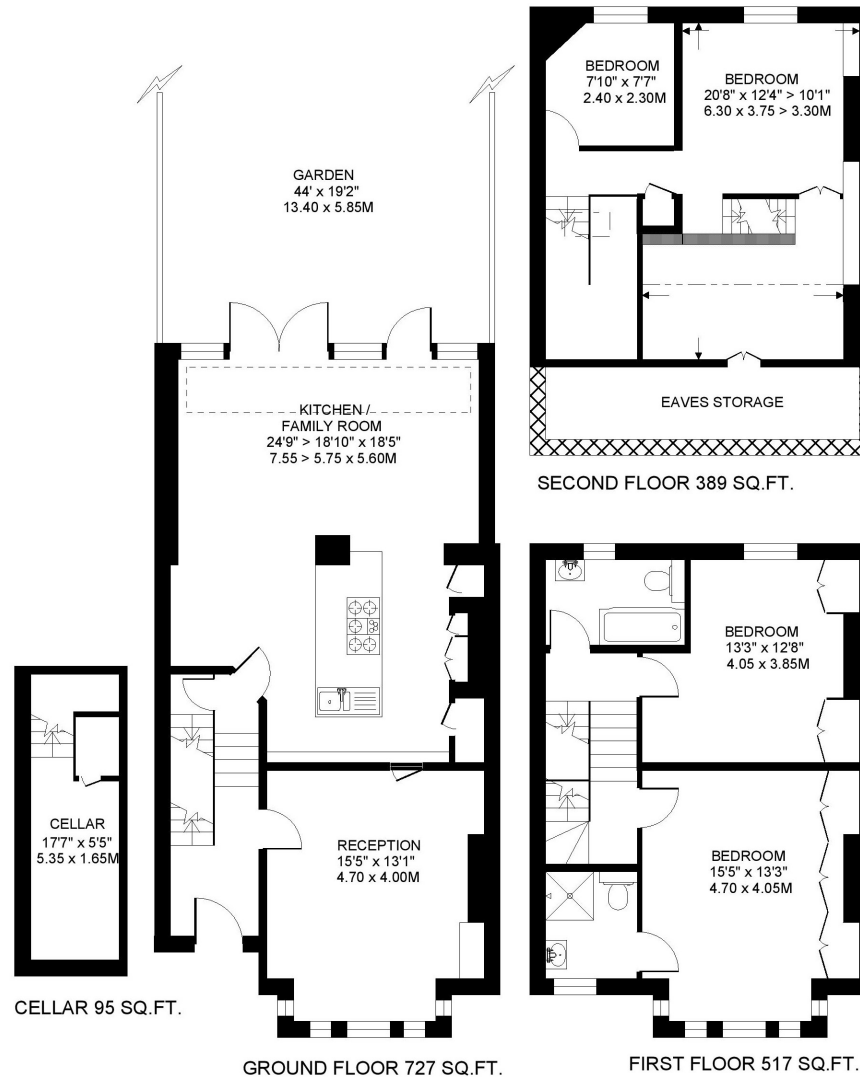


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CALBOURNE ROAD LONDON SW12

APPROXIMATE INTERNAL FLOOR AREA
 ■■■■ = 1728 SQ.FT / 160.5 SQ.M.
 XXXX = PLUS EAVES STORAGE 85 SQ.FT / 7.9 SQ.M.
 TOTAL AREA SHOWN ON PLAN
 1813 SQ.FT / 168.4 SQ.M.



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