

TO LET



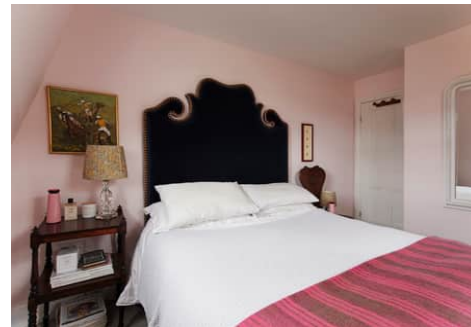


This exquisitely-designed, beautifully-fitted, family home, c.2000 square feet, provides excellent entertaining space, a wonderfully-sunny and longer-than-average SW-facing garden, a stylish, extended kitchen/family room, five double bedrooms and three bathrooms including a principal bedroom en suite. It nestles on the sunny side of one of the quietest streets in the area, centrally located in the catchment for Belleville School, very close to Northcote Road and about half a mile from Clapham Junction station.

This house was completely renovated from top to toe approximately five years ago by the present owners. It is a considered restoration using timeless, durable finishes including Carrara marble, solid brass and custom joinery. Handsome, original features combine with bespoke joinery, stylish décor, high-quality materials and appliances to create a superb turn-key family house in a prime location. Further works include cleaned brickwork, full re-wiring and re-plumbing, and new double-glazing throughout.

Belleville and Honeywell Schools (primary) are both close by to this quiet road, as is Bolingbroke Academy (secondary) plus numerous other nurseries and private schools. Fashionable Northcote Road is just two hundred meters away and has a huge choice of wine bars, cafes, restaurants

and specialist shops as well as a thriving weekend food market. Clapham and Wandsworth Commons are each within half a mile and provide beautiful green spaces and good recreational facilities/sports clubs. Transport is close at hand with Clapham Junction (mainline) and Clapham South (tube) each providing trains to The City/West End/Gatwick, in addition to good bus services in most directions.



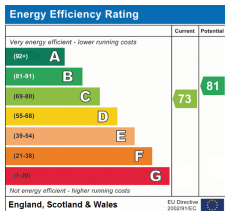
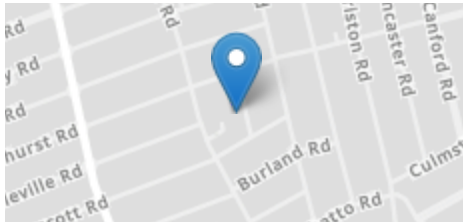
Berber Road

Between the Commons SW11

TO LET

PROPERTY FEATURES

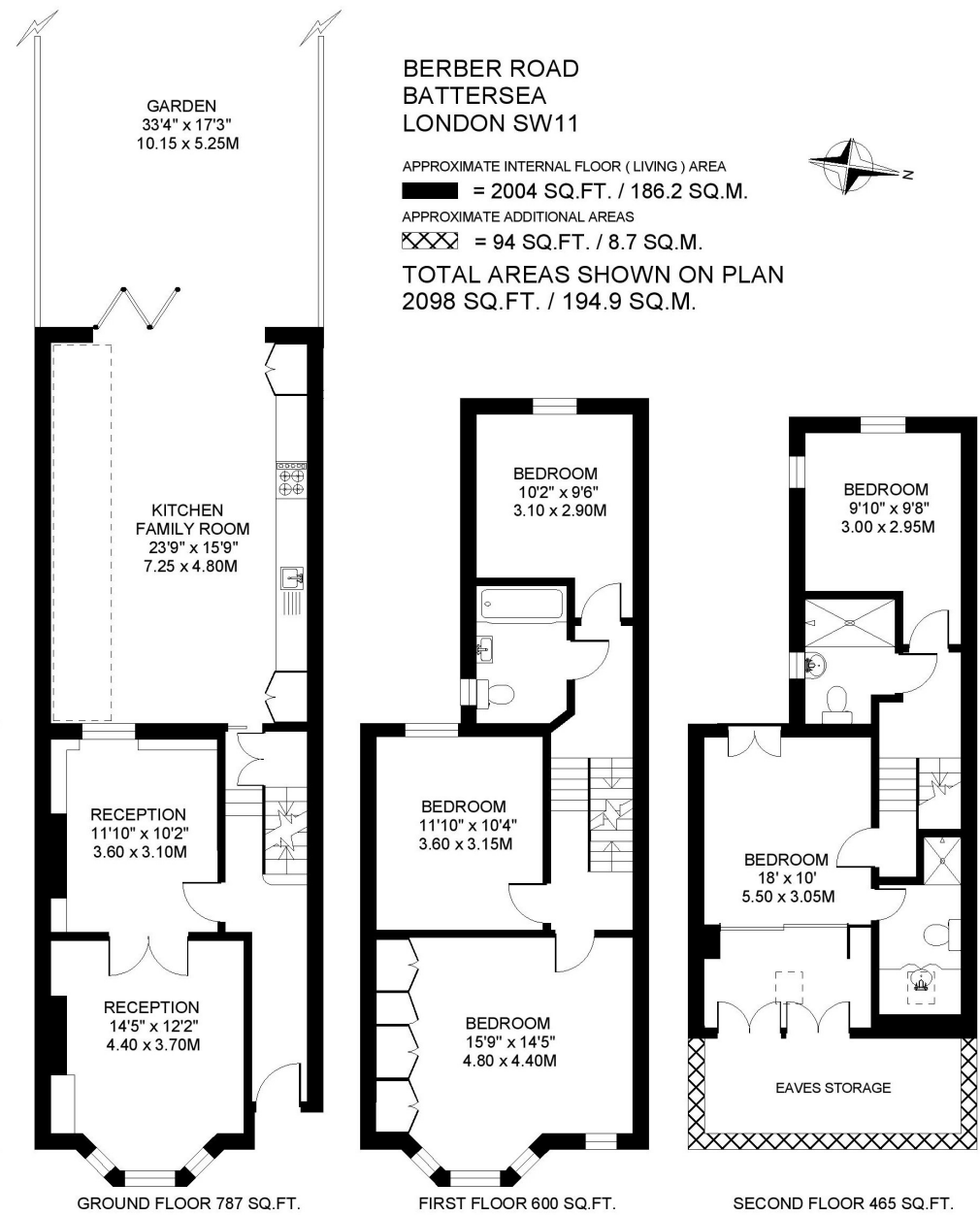
- Cellar
- Entrance Hall
- 33' SW- Garden
- Excellent Condition
- Main Bedroom En Suite
- Extended Kitchen/Breakfast Room
- Double Reception Room
- 4 Further Double Bedrooms
- 2 Further Bath/Shower Rooms
- 2004 SQ.FT / 186.2 SQ.M



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.



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



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