

FOR SALE





This spacious, two-bedroom, two bathroom garden flat has planning permission to extend over two levels to create a 1200+ sq. ft., three bed, two bath family flat. It's currently arranged over two floors of a handsome converted Victorian property in a prime street, situated directly off fashionable Northcote Road, under half a mile from Clapham Junction and in the usual catchment for Belleville School. Vacant and available with no chain.

Occupying the entire ground floor and part of the first floor of this converted Victorian property (which has only one other flat – also available for sale from the same owner), this two-bedroom maisonette already has generous living space. However, the owners have recently obtained planning permission to extend substantially at the side and rear on both levels, to create a very large and impressive family flat of over 1200 square feet (113 SQ.M) which would have three double bedrooms, a dressing room and two bathrooms (plans available). The property has a private and sunny NW-facing rear garden which receives delightful afternoon and early evening summer sunshine. The wide front reception room has high ornate ceilings, an original fireplace, large bay window and built-in alcove cupboards/bookshelves. The

kitchen/dining room is sizeable and allows for a large table. It has a range of base and wall units and includes integrated appliances (fridge, freezer, dishwasher, oven/hob/extractor) and a freestanding washing machine. It opens via French windows into the rear garden. The two double bedrooms are on separate floors and each is served by an adjacent bathroom/WC or shower room/WC. Mallinson Road is in the heart of the area known as 'Between the Commons' and runs immediately off Northcote Road - a buzzing parade of thriving independent shops, bars and restaurants with a lively street market. The highly sought-after state Belleville primary school is approx. 200m away (the flat is within the usual catchment area) whilst numerous transport connections can be found within half a mile at Clapham Junction station which has direct trains into The City, The West End and Gatwick, in addition to numerous buses. Residents' parking permits are available and council tax is low due to the property being in the borough of Wandsworth. The recreational facilities and green open spaces of Clapham and Wandsworth Commons are both close by.



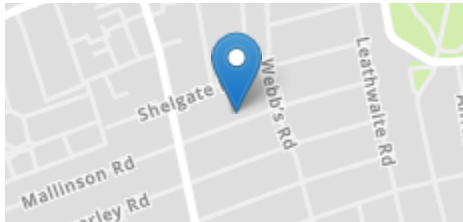
# Mallinson Road

Between the Commons SW11

FOR SALE

## PROPERTY FEATURES

- Split-level
- Rear Garden
- Bathroom / WC
- Share of Freehold
- Permission to Extend
- 18' Kitchen/Dining Room
- Shower Room / WC
- 15' Reception Room
- 2 Double Bedrooms
- 832 SQ.FT/77.3 SQ.M



Energy Efficiency Rating	Current	Potential
Very energy efficient - lowest running costs		
92 to 100	A	
81 to 91	B	
69 to 80	C	
55 to 68	D	60
49 to 54	E	70
35 to 39	F	
13 to 20	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland	2009/10/13	2009/10/13

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.

**JT** JOHN THOROGOOD

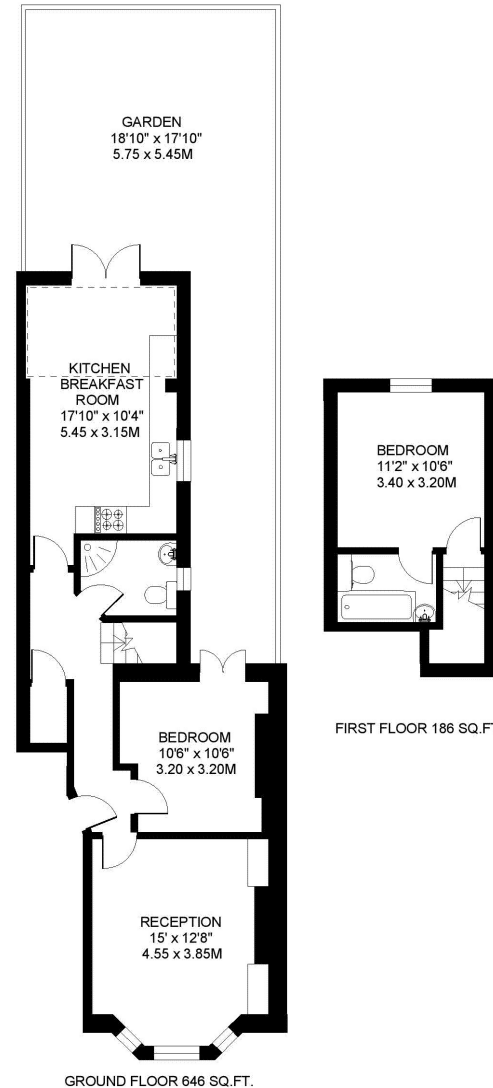
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MALLINSON ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
832 SQ.FT. / 77.3 SQ.M.



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