

FOR SALE





This attractive five double-bedroom, Victorian, terraced house with 30' garden has been extended into the loft and side return to create a spacious family home in this prime location Between the Commons, close to exclusive Clapham Common West Side and the Northern Line tube at Clapham South. The property is offered with no forward chain.

This very attractive Victorian terraced house with imposing square bay window benefits from generous proportions, high ceilings and very bright accommodation. On the ground floor the kitchen has been built out into the side return of the garden creating a large family kitchen / breakfast area which links through to the double reception and out into the garden. The kitchen is well fitted with a good range of painted wooden units, solid oak worktops and integrated appliances which include dishwasher, microwave and fridge.

The bright double reception room feels wide courtesy of a lovely square bay window. It has high ornate ceilings, two beautiful fireplaces and original sash windows to the front. The rear garden is longer-than-average (30') for the area and is quite secluded too. It's paved with space for a decent outside dining area and children's play area and benefits from good summer sun until about 4pm. The back of the garden features a pretty walled raised border planted with numerous shrubs, creepers and flowers.

Upstairs all 5 bedrooms are good doubles with a bath or shower room on each landing (3 in total). The third of these is en-suite to the large bedroom converted from the loft space. There is a superb shower room on the half landing tiled in travertine and tumbled marbled with a large glass shower cubicle. The house is neutrally decorated throughout. It also benefits from a useful cellar housing the laundry appliances and a handy ground floor cloakroom / WC.

Photos shown pre-date existing tenant and do not show a recent change to the kitchen unit for the fridge.

Amner Road is one of the most sought-after roads in the area known as "Between the Commons". It is a quiet tree-lined road running between Kyle and Roseneath Roads near the cul-de-sac on Clapham Common West Side. These prime tree-lined streets are first choice for many City / West End commuters due to the proximity of the Common & Clapham South tube station which is less than half a mile away and has frequent (Northern Line) services to the City / West End. The area provides an excellent choice of good schools and nurseries. Extensive shopping facilities, numerous restaurants / bars and a thriving street market can be found on nearby Northcote Road or around Clapham South station.



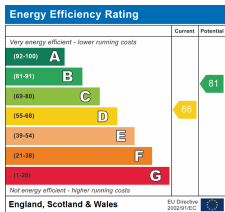
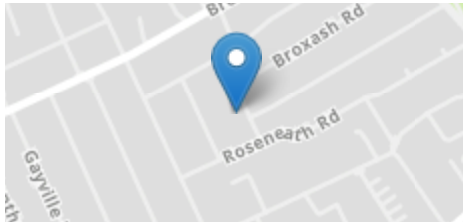
Amner Road

Between The Commons SW11

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PROPERTY FEATURES

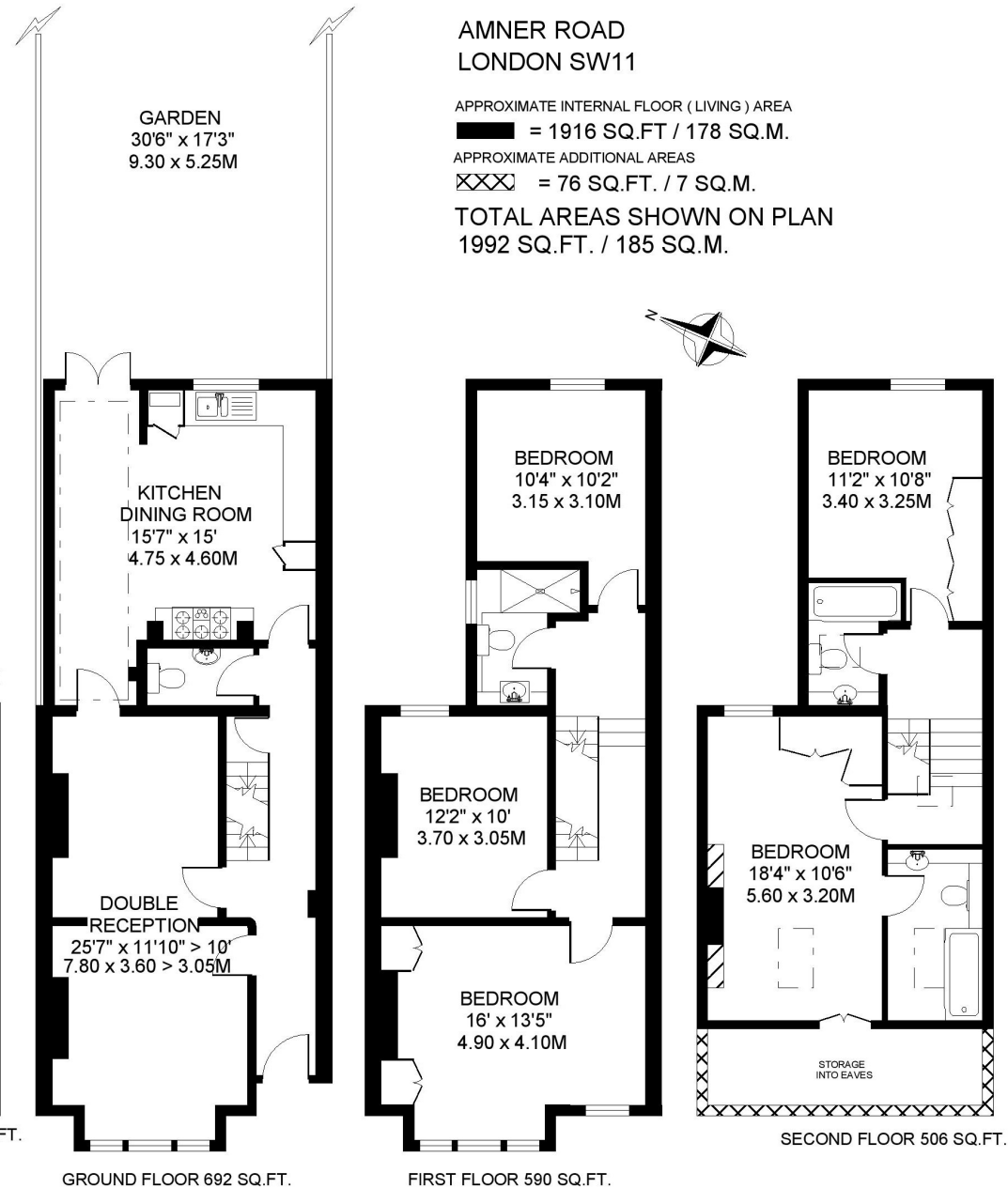
- Entrance Hall
- Cloakroom WC
- Side Extension
- 30' Rear Garden
- Cellar / Utility Room
- Kitchen / Family Room
- 5 Double Bedrooms
- Double Reception Room
- 3 Bath/Shower Rooms/WCs (1 En Suite)
- 1916 Sq Ft / 178 Sq M



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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