

FOR SALE









If you just after a property with lateral space, prepare to salivate over this unique, triple-fronted, semi-detached home. Set in a prestigious, peaceful position just yards from Clapham Common and its tennis courts, it's on the market for the first time in 40 years. Its wonderful width is evident on all floors and ensures huge hidden potential in the massive loft. Character and original features abound and, whilst the house is very well maintained, it's ready for the next generation's ideas. Excellent schools, dining/shopping facilities and direct tube access to The City/West End are all close by. This magnificent extra-wide, semi-detached and double-fronted family house (c.1907) provides substantial accommodation over two floors with a huge loft above, conversion of which would comfortably raise the floor area in excess of 3100 square feet. This one, built wider than the others on the street, is in fact triple-fronted, its lateral space generating superb living/entertaining space for a family all on one level. This includes a wonderful double reception room with windows front and back and ornate ceilings, a separate dining room (currently used as a study) and a spacious, well-fitted kitchen/family room with doors to the garden. All these reception rooms have lovely high ceilings and large windows. There is also a handy utility/storeroom area built into the garden, a ground floor WC and a storage/wine cellar beneath the hall. The sunny south-facing walled garden (35' x 18') is secluded and has a lovely stone-tiled patio, plus side access from the front for bike storage/gardening etc. Upstairs, and all on the first floor, are four double bedrooms and two bathrooms (one being the large main dressing room/bathroom "en suite" to the principal bedroom, the other being a well-appointed room with shower over the bath). Conversion of the loft would add a whopping extra 900 square feet and would be a relatively inexpensive and straightforward extension, subject to obtaining the relevant consents. There is further potential to dig out the basement as others have done (STPP). Exclusive Thurleigh Road runs between the two commons and is one of the most notable streets in Wandsworth. This imposing property is situated in the quietest part of the street near the leafy cul-de sac on

Clapham Common West Side, with other similar double-fronted properties on both sides of the street. Traffic rarely comes down this far and there is ample easy on street parking. Clapham South tube (Northern Line) is less than a quarter of a mile away, accessing The City and West End and there are many good local schools. Fashionable Northcote Road is close by with a diverse range of specialist shops, bar/ restaurants and thriving street market.



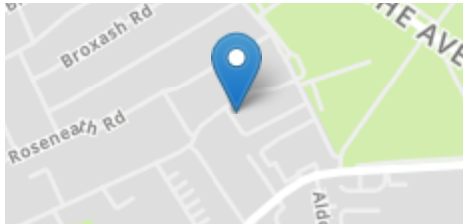
# Thurleigh Road

## Clapham Common SW12

**FOR SALE**

### PROPERTY FEATURES

- Cellar
- Triple Fronted
- Semi-Detached
- South-facing Garden
- Principal Bedroom Suite
- Unconverted Loft (900 SQ.FT)
- Utility Room /Store
- 3 Reception Rooms
- Kitchen /Breakfast Room
- 2213 SQ.FT / 205.6 SQ.M



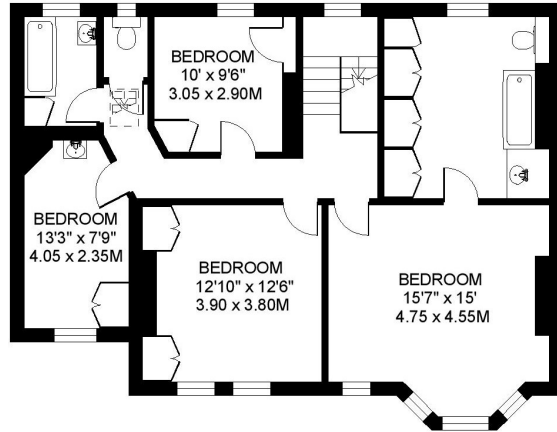
Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A (92 to 100)	G (1 to 10)
B (81 to 91)	F (11 to 20)
C (69 to 80)	E (21 to 30)
D (55 to 68)	D (31 to 54)
E (39 to 54)	C (55 to 68)
F (13 to 38)	B (69 to 80)
G (1 to 10)	A (92 to 100)

England, Wales & N.Ireland

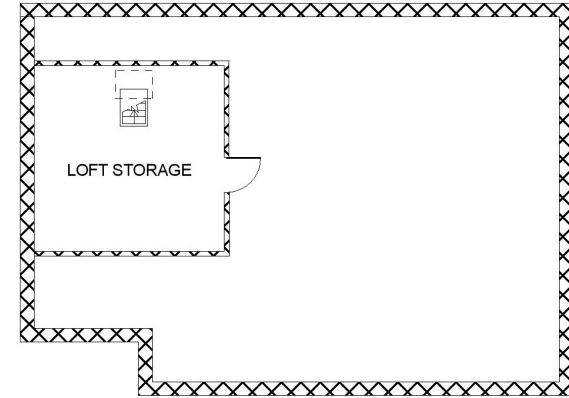
The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property 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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FIRST FLOOR 938 SQ.FT.



SECOND FLOOR 923 SQ.FT.

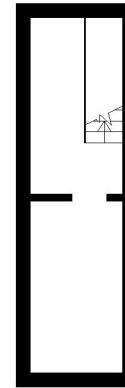
### THURLEIGH ROAD BALHAM LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■ = 2213 SQ.FT. / 205.6 SQ.M.

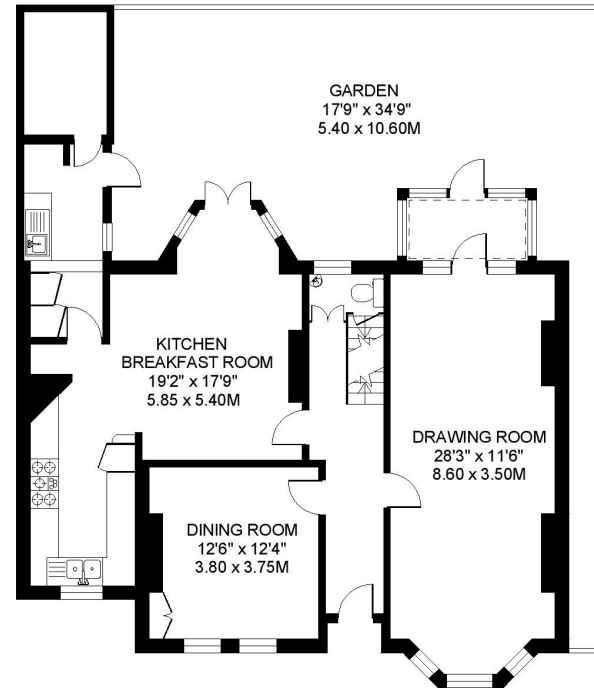
APPROXIMATE ADDITIONAL AREAS  
 ☒ = 923 SQ.FT. / 85.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 3136 SQ.FT. / 291.3 SQ.M.

CELLAR  
 25'2" x 6'7"  
 7.65 x 2.00M



165 SQ.FT.



GROUND FLOOR 1110 SQ.FT.

