




**Roseneath Road**  
**Between the Commons**  
**SW11**


**FOR SALE**

This superb natural 4-bed Victorian house with private, south-facing garden, retains original features and has a substantial loft and sunny side return to develop (STPP) increasing the floor area over 2000 sq. ft./185 sq. m., not to mention basement potential. The house occupies a quiet and convenient position just off the green expanses of exclusive Clapham Common West Side, close to Clapham South tube, excellent schools and within striking distance of fashionable Northcote Road.



ROSENEATH ROAD  
LONDON SW11

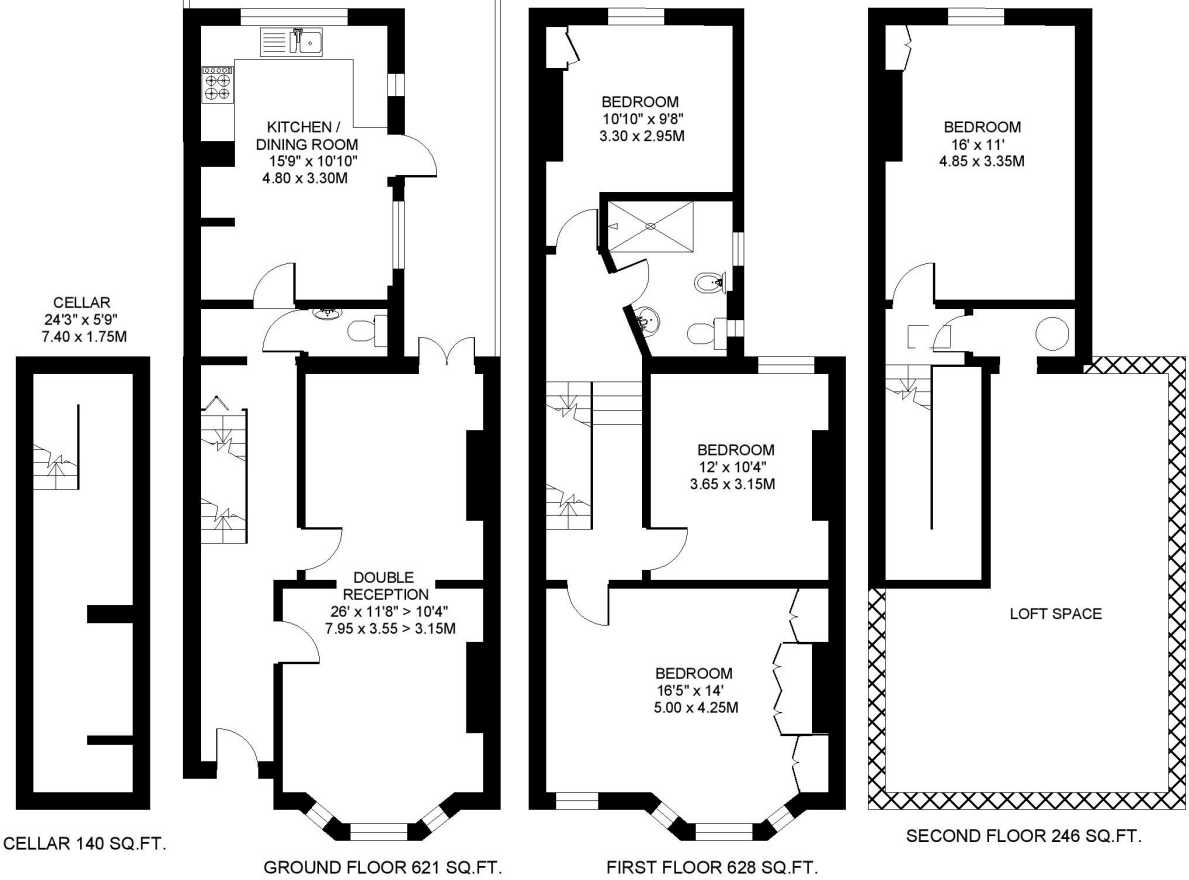
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 1635 SQ.FT / 151.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 325 SQ.FT. / 30.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1960 SQ.FT. / 180 SQ.M.



GARDEN  
26'10" x 18'  
8.20 x 5.50M

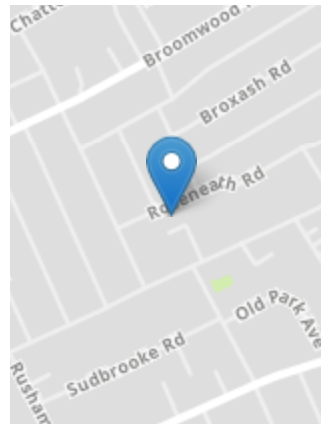


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**PROPERTY FEATURES**

- Cellar & WC
- Original Features
- Unconverted Loft
- South-facing Garden
- Kitchen/Breakfast Room
- Development Potential (STTP)
- Shower Room/WC
- 4 Double Bedrooms
- Double Reception Room
- 1635 SQ.FT/151.9 SQ.M + LOFT



Energy Efficiency Rating		Current	Maximum
Most energy efficient - lower running costs	A		
(92 to 100)	B		86
(81 to 91)	C		
(69 to 80)	D		57
(55 to 68)	E		
(39 to 54)	F		
(1 to 38)	G		
Most energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

**VIEWING BY APPOINTMENT ONLY**

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