

FOR SALE









This superb, architect-designed, Victorian family home (c.1877) with outstanding contemporary basement and extensions to both kitchen and loft, now offers in excess of 2500 square feet (230 SQ.M.) of stylish accommodation. It is enviably positioned on this prime street running between Wandsworth Common and fashionable Northcote Road, in the usual catchment for Belleville School and about half a mile from Clapham Junction station.

This Victorian house has been stylishly and substantially extended to create an outstanding family home. The recent basement extension is exceptional both in fit-out and layout and features high ceilings throughout. It comprises a large front cinema/family room with bay window and Crittall-style glass double doors opening into a fantastic open-plan study with bespoke joinery which includes a large built-in desk, storage cupboards and display shelves. The back half of the basement provides a generous utility room and a superb, guest, double bedroom with en-suite shower room and folding glass doors to a small lightwell.

The large kitchen/family room has been extended into the side return and has a very light and spacious feel. It is extremely well-equipped and boasts a generous island unit and ample space to accommodate a large dining table. Bi-fold doors open onto a sunny garden that features a practical astroturf surface and stylish built-in seating. The open-plan, double reception room has high ceilings, attractive wooden flooring and two marble Victorian fireplace surrounds (one of which has been fitted with a gas-fired wood-burner-style stove).

In addition to the guest suite already mentioned, there are four further bedrooms upstairs, including a large, full-width front room, a generous, double room converted from the main loft and a further room which has French windows to a balcony. These are served by a very large modern family bathroom with free-standing bath and large walk-in shower. There is also

a second shower room on the first floor. There is built-in storage in all bedrooms, with the top bedroom also having access to substantial eaves storage.

The property is in very good condition throughout with the elegant facade of the house having been extensively restored and period-style double-glazing installed throughout.

The house is superbly located between Northcote Road's excellent selection of shops, bars and restaurants and the beautiful green spaces and recreational facilities of Wandsworth Common. Clapham Junction station is approximately half a mile away serving The City/West End. The house is close to many good schools including the highly popular Belleville and Honeywell primary schools, and Bolingbroke Academy (secondary).



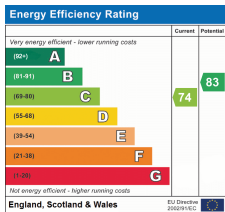
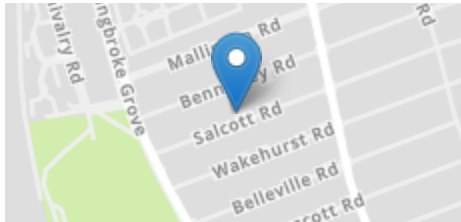
# Salcott Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Study
- Utility Room
- Entrance Hall
- Cinema/Family Room
- Landscaped Rear Garden
- Extended Kitchen / Dining Room
- 5 Bedrooms
- Double Reception Room
- 3 Bath/Shower Room/WCs
- 2524 SQ.FT / 234.4 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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SALCOTT ROAD  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 2431 SQ.FT / 225.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 93 SQ.FT / 8.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 2524 SQ.FT / 234.4 SQ.M.



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