





This substantial and beautiful, five-bedroom, family house, with a south-facing garden of almost 30' and an abundance of original Victorian features, is already over 2000 sq. ft. with potential to extend further. Located on one of the most sought-after locations Between the Commons; the sunny, south side of this prestigious, quiet and tree-lined street, running off Clapham Common West Side. It is half a mile from Clapham South tube and close to excellent schools and fashionable Northcote Road. No chain. The house retains marvellous, preserved, Victorian features including stained-glass front door, mosaic-tessellated hallway floor, a pair of handsome fireplaces in the double reception room (which also has its original stripped dividing doors, stripped wooden floors and high ornate ceilings) and a lovely fireplace in the master bedroom. The elegant double reception room also has a large bay window to the front and a door out to an enclosed patio at the rear. The house is well maintained, neutrally decorated and is double-glazed throughout. It is also offered with no forward chain.

The kitchen is extended to the rear (the garden was originally 38' long) by the addition of a conservatory which provides a lovely extra living space. The kitchen area itself is well fitted, with neutral wall and base units and includes integrated cooking appliances, a freestanding fridge and a dishwasher.

The sunny south-facing garden, which now measures a shade under 30' is a delight; mainly laid to lawn with a decked dining area and mature, attractively-planted borders, including two mature fruit trees. It also has useful rear access well suited for cyclists and gardening.

A downstairs cloakroom is located off the conservatory. The full side return extension has not been done but this would add additional living space if required. The under-hallway cellar could also be further developed to potentially create a whole new floor of living space. Upstairs the five double bedrooms are served by three bath/shower rooms, one of which is en-suite to the loft bedroom. This same loft room also houses the washing machine and dryer (both included) in a separate utility

area. All bedrooms are generously sized, some with built-in storage.

Transport can be found at Clapham South (underground) 800m away, and Clapham Junction (overground) 1km away, both having direct access into The City and the West End. Good schools in both the state and private sectors are nearby and the house is within easy reach of fashionable Northcote Road. It is also just around the corner from Alfriston Road's handy convenience store/post office. The quietest section of Clapham Common is at the end of the road and this together with nearby Wandsworth Common provides beautiful green spaces and good recreational facilities.

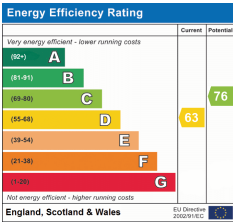
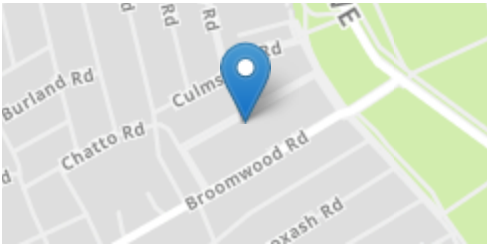


Winsham Grove
Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Kitchen/Conservatory
- Cloakroom / WC
- South-Facing Rear Garden
- Under-Hallway Cellar
- Rear Access
- Five Double Bedrooms
- Double Reception Room
- 3 Bath/Shower Rooms
- 2086 SQ.FT/193.8 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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