

This handsome, 3-storey, semi-detached, Victorian family house is stylishly designed and generously proportioned throughout and boasts a substantial kitchen extension, beautiful living space and a superb modern garden. Practical touches include a large cellar, two loft spaces and useful covered side access passage ideal for storage, bikes. It occupies an enviable position on this wonderfully quiet cul-de-sac, which forms part of an exclusive enclave of streets in the southwest corner of the area "Between the Commons" a quarter mile from the mainline train station and close to excellent schools and both Bellevue and Northcote Roads. As a cul-de-sac, Gorst Road gets almost no through traffic, which ensures it remains a nice safe and quiet residential street, and it has a great sense of community helped along by the annual Gorst Road dinner convention that's still going great guns. It's close to Wandsworth Common (50 yards) and is within easy reach of good schools such as Northcote Lodge, Honeywell, Thomas', Belleville, and Broomwood Hall as well as numerous local nurseries. It is an interesting road constructed c.1882-3 on the former site of Dents House estate, with pairs of Victorian semi-detached houses. The houses are wide single-fronted properties and offer generous proportions, high ceilings, large windows and beautiful features in a prime location.

As one of the large 3-storey Victorian properties on the road this house not only benefits from a good overall floor area but also has delightfully high ceilings throughout. Its third floor has the attractive gabled ceilings in the top two bedrooms and there is a large storage loft above. It has been refurbished by the present owners with style and has been extended beautifully on the ground floor to provide a wonderfully light and spacious kitchen / family room with large glass atrium and space for sofas and a dining table. It has a sleek modern kitchen with large island, stylish units and worktops and is very well-equipped with high-end appliances. It leads through large sliding glass doors to a beautifully modern landscaped garden which receives lovely summer sun. The kitchen also has a door to a very useful, covered side access ideal for bikes and tool storage etc. To the front is an elegant double reception with high ornate ceilings, large bay window and period fireplace. Upstairs the layout is very well thought out with a spacious and well-appointed en suite bath/shower room to the large front master bedroom which also has an entire bank of fitted wardrobe cupboards. The bathroom has a large freestanding bath, a generous separate shower cubicle and twin-basin vanity unit and is finished with high quality

fittings. There are four further excellent double bedrooms served by a well finished bathroom or shower room on each landing. Additionally, there is a large storage loft with pull-down ladder, a further front loft space and an extra-large cellar with good head height. Transport is good with access to Wandsworth Common just a quarter mile away and Clapham Junction and Clapham South also accessible providing trains to The City and West End. There are numerous local bus routes, in particular the 319 which passes at the top of the road and gives direct access to Chelsea and Sloane Square. Northcote And Bellevue's popular parades provide many specialist shops and numerous popular cafes, bars and restaurants.



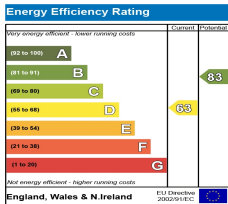
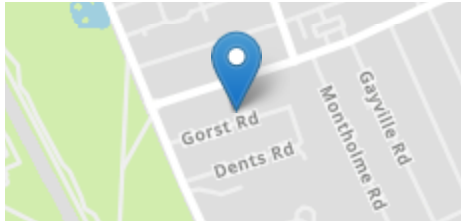
Gorst Road

Wandsworth Common SW11

FOR SALE

PROPERTY FEATURES

- Large Cellar
- Loft Storage
- Semi-Detached
- 26' x 23' Garden
- 27' Double Reception
- Principal Bedroom Suite
- 5 Bedrooms
- Kitchen / Family Room
- 3 Bath/ Shower Room/ WCs
- 2825 SQ.FT / 262.3 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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GORST ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 2387 SQ.FT. / 221.7 SQ.M.
 XXXX = 360 SQ.FT. / 33.4 SQ.M.
 ■■■■■ = 78 SQ.FT. / 7.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2825 SQ.FT. / 262.3 SQ.M.

