

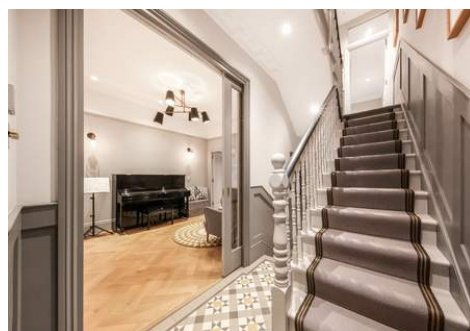
This exceptional Victorian family house of over 2700 square feet with sunny 25' west-facing garden has recently been the subject of a complete programme of full extension and high-end interior design. The result is a stylish, yet practical contemporary home with an excellent layout, situated in prime territory – a quiet leafy street in the catchment for Belleville School, close to fashionable Northcote Road and about half a mile from Clapham Junction.

The transformation from the original Victorian layout is superbly well conceived with attention to detail evident from top to bottom: it features a wraparound kitchen extension, a full front-to-back basement, a great loft conversion and an outstanding main bedroom/bathroom/dressing suite carved from the two large front bedrooms on the first floor. On the ground floor the double reception room has been thoughtfully designed and is fully knocked through to create one very large space. An oversized glass sliding door from the hall and removal of the rear chimney breast together enhance the feeling of open-plan space that the rear half of these rooms so often lacks, whilst the high ornate ceilings, wide bay window and marble fireplace pay homage to the Victorian grandeur of these lovely living spaces. There is also a smart cloakroom/WC and lovely hall with traditional mosaic tiles, underfloor heating and original detailed ceilings.

The luxurious kitchen is perfect for entertaining. By day, it receives wonderful natural light courtesy of three large lantern "skylights" and the full-width, rear sliding glass doors, all of which enjoy the superb sunny west-facing aspect; by night, the atmospheric lighting system and in built-sound system take over. The kitchen features beautiful bespoke kitchen units, oak parquet floor (with 2-zone underfloor heating), huge, fitted display dresser and large island. Marble worktops and fitted appliances are high-quality and include double Fisher Paykel fridge/freezers, integrated Siemens dishwasher and superb Rangemaster cooker. There are also two basins (one with insinkerator and one with detachable spray tap). The sunny garden (despite having lost 10' or so to the kitchen) still boasts a larger-than-average length (for Between the Commons) of 25' and has a lovely open feel behind. It too has lovely lighting, a wooden deck with sitting/dining area and an artificial lawn surrounded by planted borders.

The basement provides a wonderful front family room (26'); large enough for the insertion of a stud wall to create a 6th bedroom (if required) or glass partition for an additional office or home gym. There is also a shower room/WC, generous utility room and large clean dry store (large enough for bikes). Underfloor heating runs throughout. Upstairs the main bedroom suite has been cleverly designed to create a dressing area ensuite, with wardrobes to both sides, and a sumptuous bathroom en suite, fully tiled in Mandarin stone with separate bath, walk in shower, under-floor heating and a marble-topped vanity unit with twin basins. The large bedroom area has further custom-built, oak-lined wardrobes with automatic lighting. There are four further bedrooms in total; a guest bedroom with

en-suite shower and built-in wardrobes, an excellent office with CAT-65 cabling, built-in desk and storage, and two children's bedrooms with bespoke cupboards/desks/storage; these are served by a lovely family bathroom (also with underfloor heating) on the top floor. All windows in the property are double-glazed and the house has been almost fully re-wired and re-plumbed during recent works. Grandison Road is between Wandsworth and Clapham Commons' green recreational spaces. It runs off exclusive Clapham Common West Side, with this house situated in the quieter section between Wakehurst and Chatto Roads. It is close to excellent state schools including Belleville, Honeywell and Bolingbroke Academy plus numerous first-class private schools and nurseries. Fashionable Northcote Road, with its selection of specialist shops, together with nearby Battersea Rise, offer a huge variety of restaurants and cafes to choose from. There are direct train and tube links to The City and West End close by from Clapham South tube and Clapham Junction station.



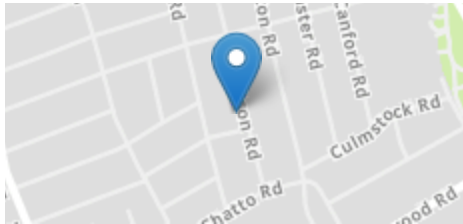
Grandison Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Utility Room
- Cloakroom/WC
- 26' Family Room
- Main Bedroom Suite
- 25' West-facing Garden
- 27' Kitchen/Dining Room
- 4 Bath/Shower Rooms
- 5 Bedrooms
- Double Reception Room
- 2728 SQ.FT/253.4 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 10)
C (69 to 80)	E (12 to 20)
D (55 to 68)	D (21 to 30)
E (39 to 54)	C (31 to 35)
F (13 to 38)	B (36 to 40)
G (1 to 12)	A (41 to 45)

Current Rating: **7.1** (C)

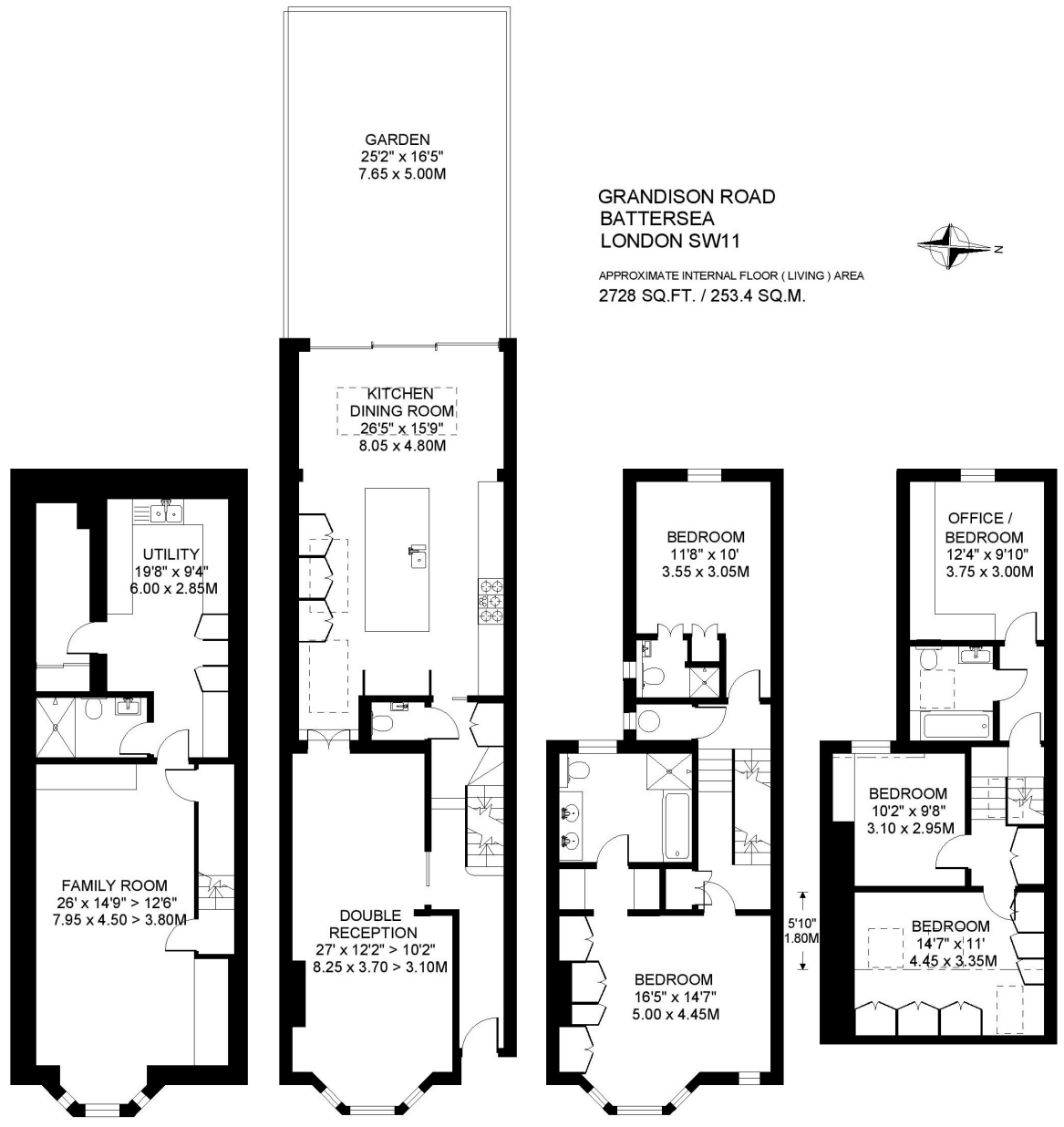
Target Rating: **7.8** (B)

England, Wales & N.Ireland

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GRANDISON ROAD
 BATTERSEA
 LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 2728 SQ.FT. / 253.4 SQ.M.