

This wider-than-average, well-proportioned and charming Victorian house has beautifully preserved original character and a delightful 50' secluded west-facing garden. The property requires updating but boasts bags of potential for expansion in all directions (STPP). All three bedrooms are doubles, and the lovely living spaces are open-plan and wide. Situated in a very desirable, tree-lined street off Lavender Hill's numerous wining, dining and shopping conveniences, close to Clapham Common and less than 700m from Clapham Junction mainline station. Offered with no forward chain.

Houses with large gardens like this one are exceedingly rare in the area, with most Victorian properties in Battersea/Clapham, infamous for their "postage-stamp" patio gardens. Not so here. Wonderfully mature, sunny and west-facing, this 50' garden not only ensures you'll have plenty of daytime and evening sunshine but also affords an incoming purchaser the opportunity to extend the kitchen/breakfast room generously to the rear (as well as into the side return), allowing a significant uplift to the floor area.

The house is approached through a pretty, planted front garden which leads through to the front door and into an inner hallway. The ground floor living areas retain beautiful fireplaces, ceiling details and preserved joinery and give the house an elegant feel. The wide, front reception (measuring over 13' across) is intact, whilst the rear reception room has been made open-plan to the hall and stairs, creating a brighter and more spacious feel than usual. There are glazed doors from the back of the reception into a small lean-to/conservatory which partly fills the side return. A further door takes you through to the kitchen/breakfast room which is generous in size and has a range of storage units, gas oven/hob and includes a Miele washing machine and dryer. There is space for a good table to the rear by the sliding glass doors to the garden.

Upstairs the first floor comprises three bedrooms and a decent-size bathroom/WC. To the front is a fabulous main bedroom accessed via a pair of lovely, tall, double doors. Again, this room has well-preserved original features including fireplace and ceiling cornice and has built-in book cases and display shelves. The two further bedrooms look out to the rear garden, either side of the bathroom which has been enlarged and has a shower over the bath.

Above, the two loft spaces offer 660 square feet of space (61.3 SQ.M.) and enormous potential for conversion into fourth/fifth bedrooms and second/third bathrooms. This is,

of course, subject to obtaining planning permission but there is ample precedent on the street for this and in the wider area. The house as a whole does require modernisation, but with its potential for expansion and wonderful mature garden, there won't be many better opportunities to update and such works would result in the creation of a fabulous family home.

The house is positioned near the top of Eland Road, which is located just off Lavender Hill. It is a short walk to the recreational facilities of Clapham Common, the excellent transport links at Clapham Junction, bus routes to both Chelsea and the City, as well as plenty of restaurants, supermarkets, cafes and high-street conveniences. There are numerous good schools in the local area.



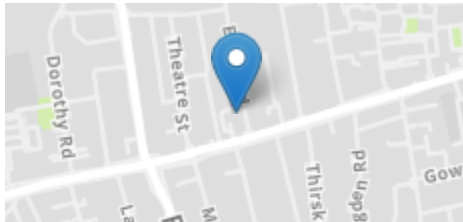
# Eland Road

## Battersea SW11

**FOR SALE**

### PROPERTY FEATURES

- Front Garden
- Conservatory
- Cloakroom / WC
- Kitchen / Breakfast Room
- 50' West-Facing Garden
- 2 Lofts (660 SQ.FT / 61.3 SQ.M)
- Bathroom / WC
- 3 Double Bedrooms
- Open-Plan Double Reception
- 1434 SQ.FT/133.2 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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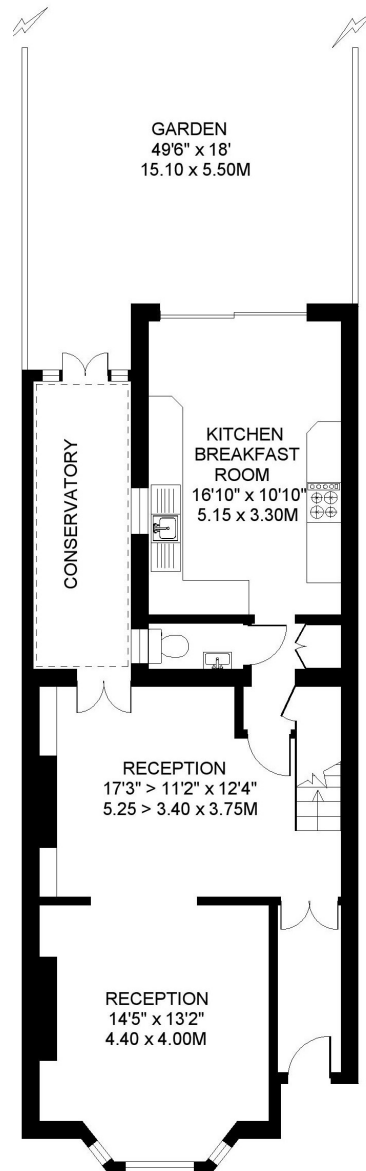


## ELAND ROAD BATTERSEA LONDON SW11

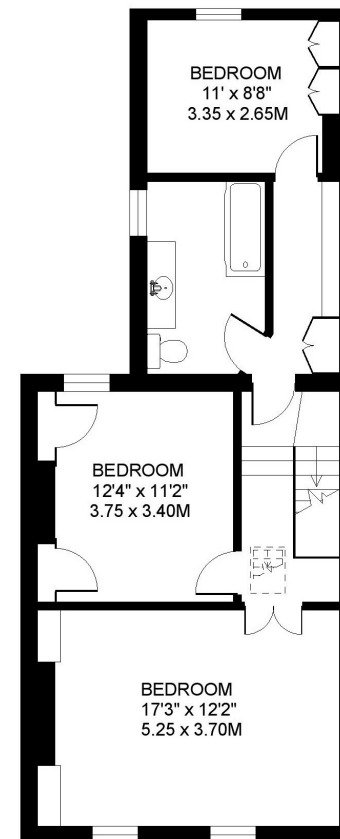
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
= 1434 SQ.FT / 133.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
= 660 SQ.FT. / 61.3 SQ.M.

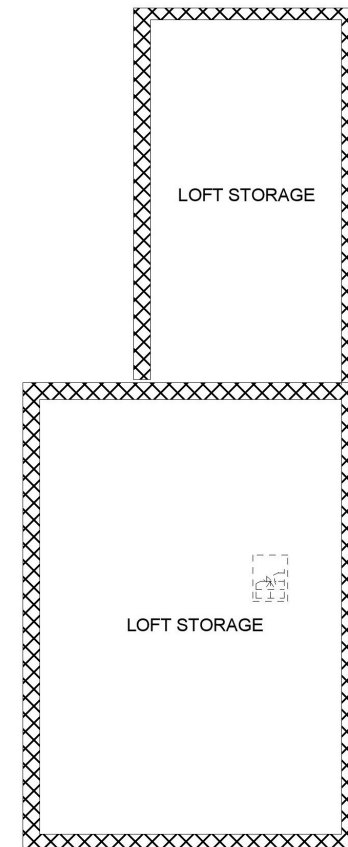
**TOTAL AREAS SHOWN ON PLAN**  
2094 SQ.FT. / 194.5 SQ.M.



GROUND FLOOR 774 SQ.FT.



FIRST FLOOR 660 SQ.FT.



LOFT STORAGE 660 SQ.FT.

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