

FOR SALE





This large, cleverly-designed, two-double-bedroom garden flat has a superb layout measuring over 900 square feet. It features fantastic living space, a delightful 22' garden, two large double bedrooms, bathroom with walk-in shower and a utility room in the cellar. It occupies the whole ground floor of a converted and extended Victorian house in a prime position close to Northcote Road, transport links and in the catchment for the hugely sought-after Honeywell Junior School.

The flat is converted from an elegant Victorian terraced house with beautifully restored frontage, in a quiet road between the commons. It is an exceptional example of this type of conversion with space maximised in all areas. Removal of all chimney-breasts has made for two large usable double bedrooms, both of which feature good built-in wardrobes and high ceilings. The main bedroom benefits from a lovely wide bay window to the front of the property, whilst the second bedroom has French windows to a small lightwell.

To the rear and side, the property has been thoughtfully extended, cleverly utilising part of the side return to ensure the bathroom, which is neutrally fitted and finished in contemporary style, has ample space for both a bath and a large walk-in shower. But in no way has living space been compromised. Thanks to a substantial rear extension, afforded by a sizeable garden, the kitchen/living area shows no signs of that classic Victorian narrowness, boasting a wonderful square shape and measuring an impressive 18' x 17'. One corner of this, beneath large skylights, is devoted to the kitchen area which has sleek white units and integrated appliances. This leaves ample room for generous living and dining spaces which open, through fully-folding glass doors to a superb, landscaped

garden with mature borders and a lovely paved, outside dining area. Solid wood flooring runs throughout the living area and open hall the latter leading to an excellent utility room converted from the cellar which offers good standing height. The property is situated between the commons, very close to fashionable Northcote Road with its huge variety of bars, restaurants and specialist boutiques. It is slap bang in the catchment for the highly-rated Honeywell School and also close to Belleville School and Bolingbroke Academy. Mainline trains can be found at Clapham Junction and Wandsworth Common and Clapham South is the nearest tube station. The 319 also stops at the bottom of the road serving Sloane Square. All provide direct links to The City and West End. The green spaces and recreational facilities of both Clapham and Wandsworth Commons are close by.



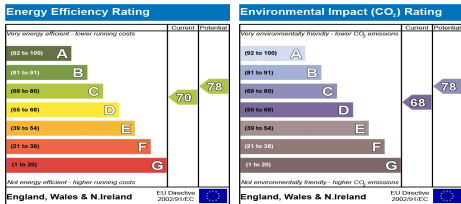
Devereux Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Ground Floor
- Share of Freehold
- Victorian Property
- Cellar / Utility Room
- Landscaped Garden
- Honeywell Catchment
- 18' x 17' Reception/Kitchen
- Bath/Shower Room
- 2 Double Bedrooms
- 905 SQ.FT / 84 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.

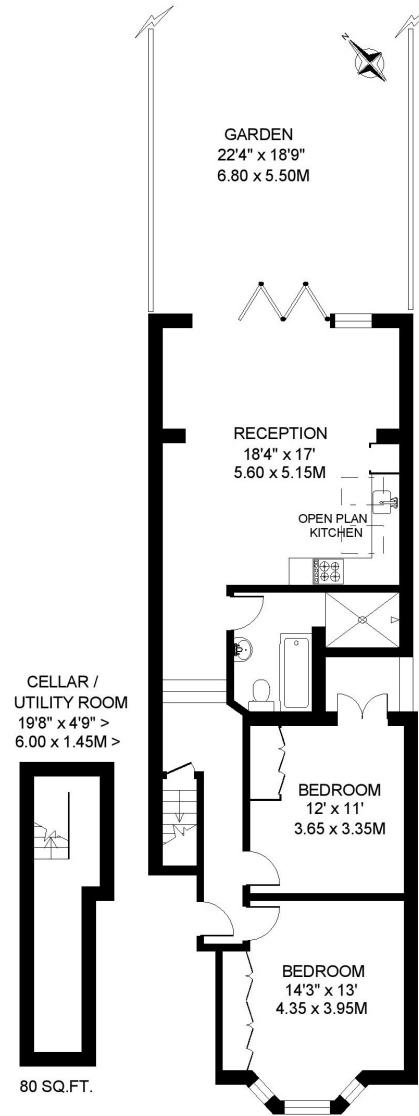


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DEVEREUX ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
905 SQ.FT / 84 SQ.M.



80 SQ.FT.

GROUND FLOOR 825 SQ.FT

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