

FOR SALE





This recently-refurbished, imposing Victorian house, extended into the loft and garden, offers substantial, bright and well-balanced, accommodation over three floors and is an ideal turn-key family home in one of the prime streets in The Triangle. It is situated in a convenient yet leafy location close to both commons, good schools, and the train/tube links at Clapham South, Wandsworth Common and Balham, where numerous good shops, supermarkets, bars and restaurants can also be found.

This handsome and wide, square-bayed, Victorian house oozes curb-appeal and occupies a prime position just by Nightingale Square in the heart of the Nightingale Triangle. Extended into the loft and into the side return of the garden, it now provides spacious family accommodation and in very good condition throughout. The house is entered through a small front garden with railings and a beautiful front door and hallway retaining original stained glass, mosaic-tiled floor and ornate cornice and tablatures over the doors. The ground floor provides a wide and generous separate front reception room with high ceiling and lovely wide bay window; to the rear is a spacious and extended kitchen/family/dining room with fireplace, beautiful parquet wood floor, a lovely newly installed modern kitchen with integrated appliances and ample space for sitting and dining areas. It has two skylights in the extension (one of them is huge) and fully folding glazed doors to the rear garden which is mainly paved with surrounding planted borders. It faces Northwest and so benefits from good afternoon and early evening summer sun in addition to some morning sun and has a lovely open feel. There is a handy newly installed ground floor WC at the top of the cellar which in turn has been made into a clean dry utility room.

Upstairs the layout is excellent as there are four double bedrooms and three bath/shower rooms (one on each of the three floors). Two of the bath/shower rooms are new. Further original features upstairs include fireplaces windows and doors. There is scope (and precedent on the street) for extending further on top of the rear section of the house for a fifth bedroom and further bathroom (or two rooms) if required (STPP). Recent works carried out include installation of a new kitchen, two newly-installed bathrooms, a new central heating / hot water system and newly fitted carpets to the bedrooms and stairs. The property has also been extensively redecorated inside and out and has 4k CCTV installed to both front and rear.

Calbourne Road is an immensely sought-after tree-lined street of Victorian houses positioned close to Nightingale Square in the heart of the Nightingale Triangle. Both Wandsworth and Clapham Commons are easily reached on foot and transport links are excellent with a choice of Wandsworth Common mainline, Clapham South tube or Balham mainline/tube stations to whisk you into the City/West End (each being approximately half a mile away). It is also convenient for good schools such as Northcote Lodge, Eaton House, Broomwood Hall and Holy Ghost as well as numerous local nurseries. There is an ever-increasing range of specialist shops, bar/restaurants and a thriving street market on nearby Northcote and there is a further selection on Bellevue Road's pretty parade. High-street convenience shopping including Waitrose, Marks & Spencer and Sainsbury's can be found at Clapham South and Balham.



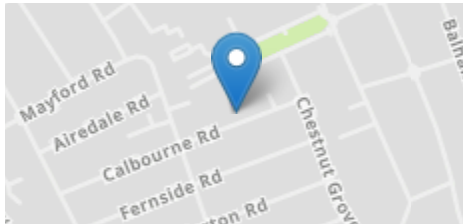
Calbourne Road

The Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Front Reception Room
- Extended Kitchen / Family Room
- Rear Garden
- Downstairs WC
- Cellar / Utility Room
- 4 Double Bedrooms
- 3 Bath/ Shower Room/ WCs
- Potential Loft Extension



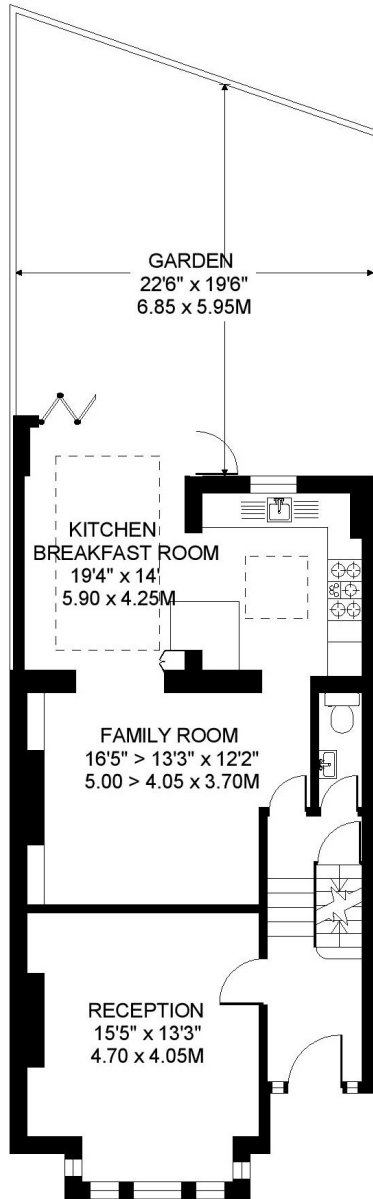
Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A (92 to 100)	G (39 to 45)
B (81 to 91)	F (31 to 39)
C (69 to 80)	E (23 to 30)
D (55 to 68)	D (15 to 22)
E (39 to 54)	C (9 to 14)
F (13 to 38)	B (4 to 8)
G (1 to 12)	A (1 to 2)

England, Wales & N.Ireland

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.



020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



57 SQ.FT.

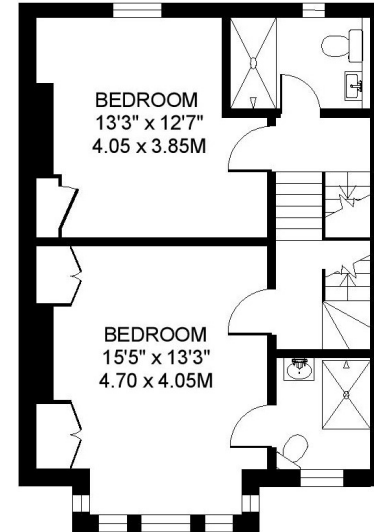
GROUND FLOOR 750 SQ.FT.

CALBOURNE ROAD BALHAM LONDON SW12

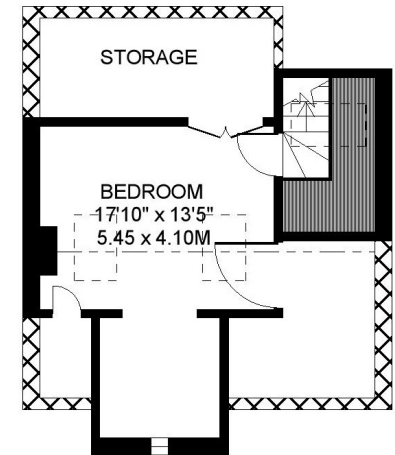
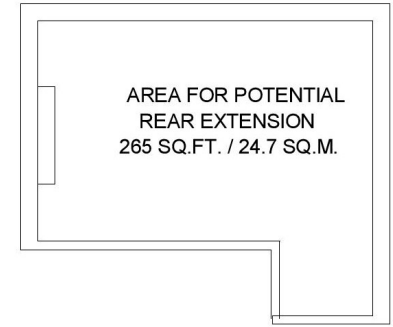
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1802 SQ.FT. / 167.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 153 SQ.FT. / 14.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1955 SQ.FT. / 181.6 SQ.M.
 PLUS POTENTIAL EXTENSION



FIRST FLOOR 520 SQ.FT.



SECOND FLOOR 475 SQ.FT.
 (265 SQ.FT. PLUS 210 SQ.FT.)

COPYRIGHT FLOORPLAN PRODUCED FOR
 " JOHN THOROGOOD "
 BY FLOORPLANNERS 07801 228850