





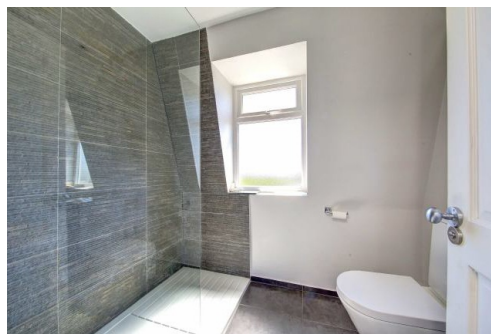




This wider-than-average, beautifully-designed house with south-facing garden has a lovely bright feel thanks to a rare open aspect front and rear. Its contemporary open-plan ground floor and extended kitchen/family room make it ideal for family living and entertaining and there's also a gorgeous top-floor master suite. Close to outstanding schools, both commons and just over half a mile from Clapham Junction and Clapham South tube which directly access The City /West End.

Recently the subject of an extensive project of extension and renovation, this stylish family home has a cool contemporary feel throughout. With four bedrooms and two bathrooms over the top two floors and a great position close to two outstanding primary schools it's an ideal home for a young family. The ground floor provides a wide separate reception room to the front with bay window, high ceiling and ornate features. To the rear the hall has been opened up into the rear reception which in turn has been extended to the rear. This has created a bright and spacious open-plan living space with folding doors opening onto the sunny south-facing rear garden. It houses a stylishly fitted kitchen and has ample living/dining space and so becomes the sociable entertaining hub of the house. The sunny garden backs onto Thomas's prep school with the school buildings some distance away, giving both the garden - and the property itself - a wonderfully light and open feel.

Chatto Road is close to both Clapham South Underground and Clapham Junction BR station. The shopping, eating and drinking choices of Northcote Road are a short walk away and there are excellent schools in both the state and private sectors. Among these schools are the highly-rated and sought-after Honeywell and Belleville state primary schools. Parking is easy in this section of Chatto Road as there are only houses on one side of the road.



# Chatto Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Front Garden
- Hallway
- Kitchen/Family Room
- Front Reception
- South-Facing Garden
- Master Suite
- 4 Bedrooms
- 2 Bath/Shower rooms
- 1484 Sq Ft / 137.9 Sq M



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		<b>85</b>			<b>81</b>
		<b>70</b>			<b>66</b>

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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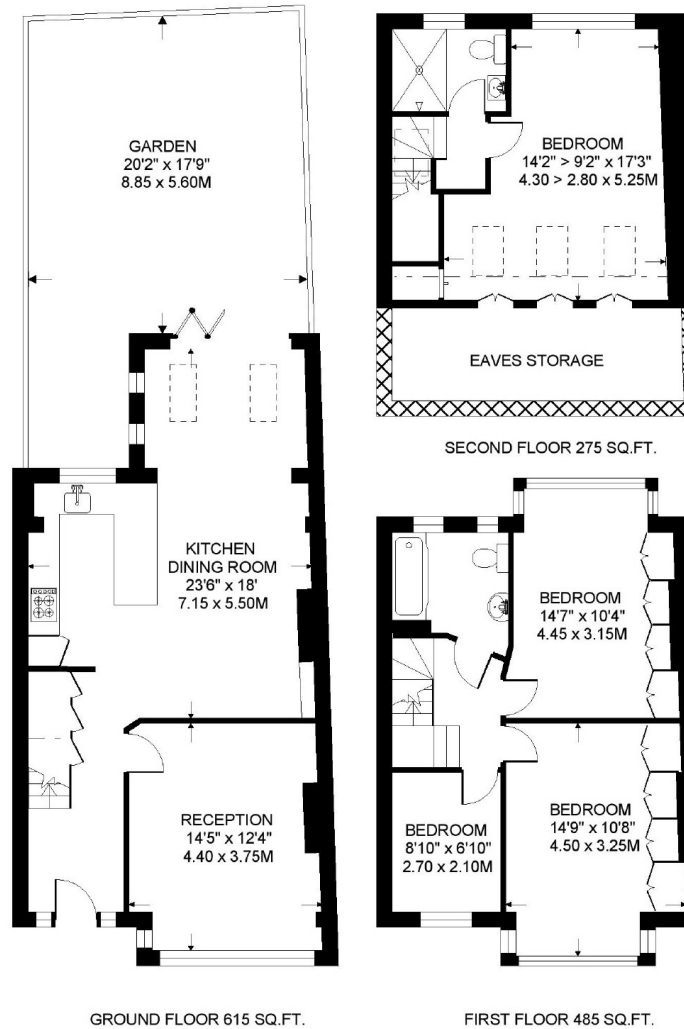


## CHATTO ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1375 SQ.FT / 127.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 109 SQ.FT. / 10.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1484 SQ.FT. / 137.9 SQ.M.



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