





This unique, detached and double-fronted family house, a shade under 4000 square feet was constructed in 2011. It occupies a sizeable and exclusive plot between the Commons with electric-gated off-street parking and large wrap-around garden. It has been meticulously designed with a replica Victorian frontage, state-of-the-art technology and exacting contemporary finishes and is close to excellent schools, transport links and the superb shopping and restaurants of both Northcote and Bellevue Roads.

The house is ideal for a growing family with spacious bedrooms, ample bathrooms and three generous and separate living areas in addition to a sizeable kitchen/dining room. Beautifully equipped and practically designed it provides key extra features including separate access to the lower floor from the front, a utility room, cloakrooms to both lower floors and various plant/store rooms under the front garden (one of which is used as a gym).

The house has a large and attractively designed rear garden wrapping around three sides of the house. It enjoys a secluded position not overlooked from the rear enjoying a view mainly over the gardens to the rear of Thurleigh and Sudbrooke Road properties. To the front, the driveway comfortably and securely accommodates two cars behind remote-controlled electric gates.

Additional features include: Oak timber flooring, 2 working gas fireplaces, air conditioning for cinema, living and dining rooms, water-based under-floor heating at lower ground and ground floor, cinema room wired for 8-speaker system, all 4 bathrooms have wet-room showers and electric under-floor heating, 2 additional WCs, instant pressurised hot-water system.

Electrical features include: Lutron lighting system with concealed feature lighting, Vesda fire-alarm system, fully-integrated TV system in all rooms, fully wired for future audio system, intruder alarm, access control

system including colour video-entry, full-colour CCTV installation (all sides)

Rusham Road is predominantly made up of substantial family houses, and is positioned close to the green expanses and recreational facilities of Wandsworth Common, between Thurleigh Road and Nightingale Lane. The specialist shops, thriving food market, cafes, bars and restaurants of fashionable Northcote and Bellevue Roads are a quarter or a mile away and there are numerous excellent local schools in both state and private sectors. Direct train and tube services to The City and West End can be found at Clapham South and Wandsworth Commons stations.



# Rusham Road

Between the Commons SW12

**FOR SALE**

## PROPERTY FEATURES

- Gated Parking
- 3 Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Gym
- 44 x 27 Garden
- Master Bedroom Suite
- 5 Bedrooms (total)
- 4 Bath/Wet Rooms (3 E/S)
- 3926 SQ.FT / 364.7 SQ.M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>80</b>	<b>84</b>	<b>77</b>	<b>80</b>

England & Wales EU Directive 2002/91/EC

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.

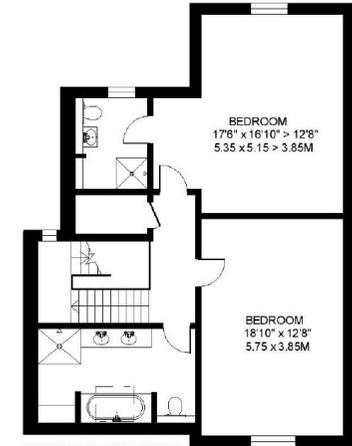
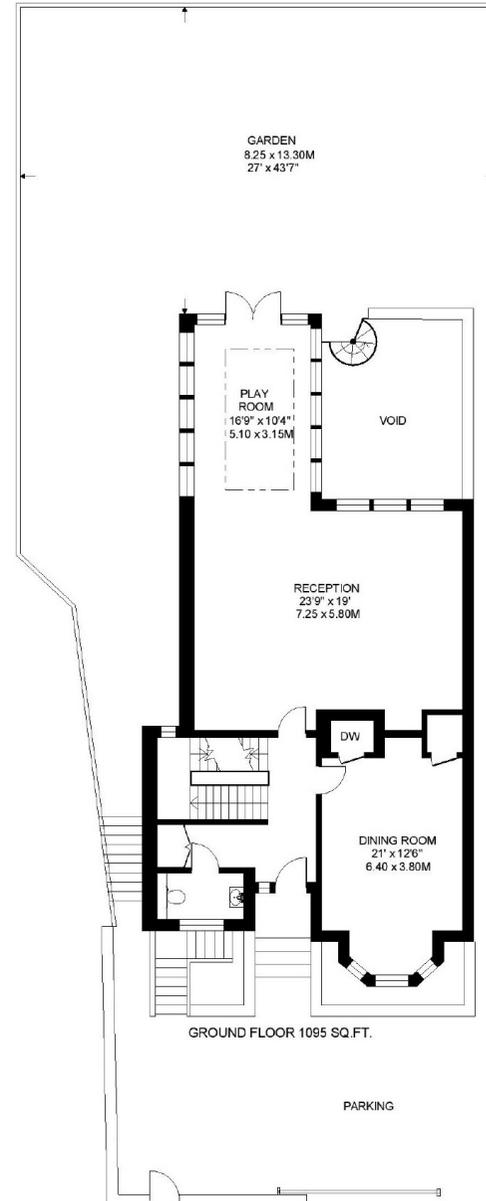
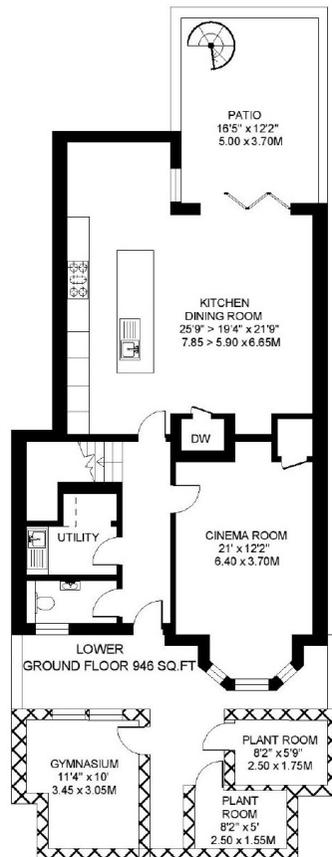


020 7228 7474 | sales@john-thorogood.co.uk  
140 Northcote Road SW11 6QZ | john-thorogood.co.uk



RUSHAM ROAD  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 3731 SQ.FT / 346.6 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 195 SQ.FT. / 18.1 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN**  
 3926 SQ.FT. / 364.7 SQ.M.



SECOND FLOOR 845 SQ.FT.



FIRST FLOOR 845 SQ.FT.

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