



JOHN THOROGOOD

ALDERBROOK ROAD | Nightingale Triangle SW12



This beautifully designed, two/three bedroom garden flat of over 1000 square feet occupies the entire extended ground floor of a substantial Victorian house. It has impressive proportions, a superb kitchen / reception room opening onto a delightfully sunny SW-facing garden plus planning permission for a basement extension. Located a few hundred yards from Clapham Common, the tube and shopping facilities at Clapham South and close to good schools in both sectors.

This immaculately presented and fashionably designed flat retains many original features throughout including ornate fireplaces in both the front reception room and master bedroom. The rear of the property has been the subject of an extension project over the last couple of years and now has a magnificent kitchen / reception room and a very stylish bathroom. Bi-fold doors open onto a landscaped SW-facing rear garden which is secluded and comprises a paved patio area and attractive raised borders planted with a variety of shrubs. The garden is fitted with outdoor lighting.

The kitchen itself has a range of wall and base units, fully fitted appliances, quartz worktops and a central island with butlers sink. There is also ample room for both a large dining table and a sofa / TV area. The bathroom is also contemporary and fresh. At present a cellar runs under the hallway and part of the front of the house but planning permission has been granted for a full basement extension of the front of the property with a front light well. This would add significant square footage. At present this space provides very useful storage.

Alderbrook Road runs off the southern side of Clapham Common. The underground at Clapham South (Zone 2) is a very short walk away and many buses provide alternative links into the City

and the West End. The amenities of Clapham Common are on the doorstep with its tennis courts, outdoor gyms, playgrounds and open spaces. Good schools in both the state and private sectors are nearby as are the shopping, wining and dining options of Clapham South, Nightingale Lane and Balham.



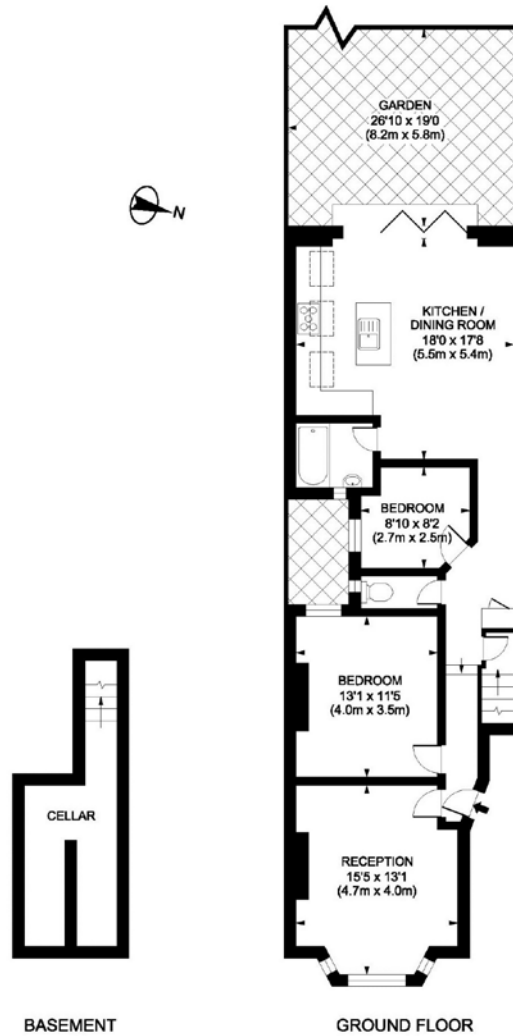
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PROPERTY FEATURES

- Victorian Property
- Ground Floor Flat
- Reception Room
- Two Double Bedrooms
- Extended Kitchen/Reception
- Stylish Bathroom
- Separate WC
- Landscaped Rear Garden with Outside Lighting
- Large Unconverted Cellar with Planning Permission
- Storage
- Original Features
- Residents Parking
- London B of Wandsworth
- 1033 Sq Ft / 96 Sq M



EXCLUSIVE ONLINE FILMS FOR EVERY PROPERTY



Alderbrook Road, SW12
Gross Internal Area 1033 sq ft/96 sq metres
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| A | B | D | B |
| 50 | 55 | 48 | 51 |

England & Wales EU Directive 2002/91/EC



VIEWING BY APPOINTMENT ONLY

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.