



WEBBS ROAD | Between the Commons SW11







**This is one of the very few properties Between the Commons with a substantial garden. Formerly a Victorian coffee and tea room, this sympathetically restored four-bedroom, two bathroom, period family house has been tastefully extended into the loft and side return. It has great living space and a rare and beautifully open 55 walled garden with several fruit-bearing trees. A contemporary home office/summer house/gym has been built in the rear of the garden which can be utilised as required.**

The property is opposite the highly sought after Belleville School and very close to Northcote Road. Tube/train connections can be found at Clapham South, Wandsworth Common or Clapham Junction. Also close by are Honeywell School and the newly opened secondary school, Bolingbroke Academy.





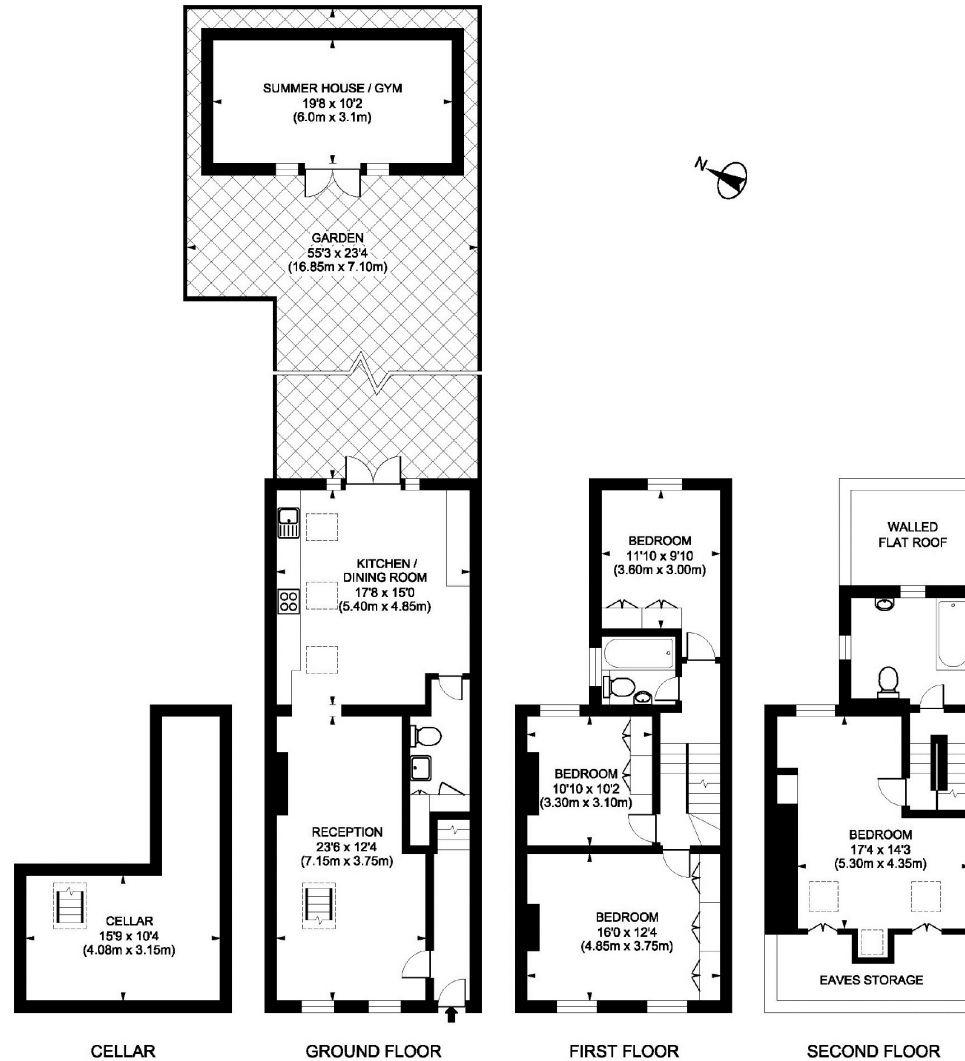
# WEBBS ROAD | Between the Commons SW11

## PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Dining Room
- 55 x 23 Garden
- Scullery/Utility/Cloakroom/WC
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- 19' x 10' Garden Room/Gym/ Home Office
- London Borough of Wandsworth
- Residents Parking
- Available end July
- 1904 SQ.FT / 176.7 SQ.M (inc. storage)



**EXCLUSIVE ONLINE FILMS FOR EVERY PROPERTY**

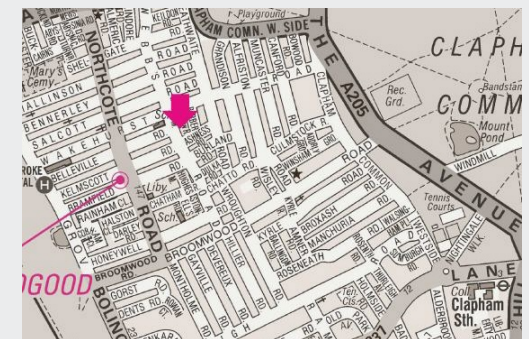


Webbs Road, SW11  
Gross Internal Area 1904 sq ft/176.7 sq metres (Outbuilding Area 193 sq ft/18 sq metres)  
©.oholtsandfloorplans.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	83	69	81

Energy Efficiency Rating: 71 (Current), 83 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 69 (Current), 81 (Potential).



## 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.