



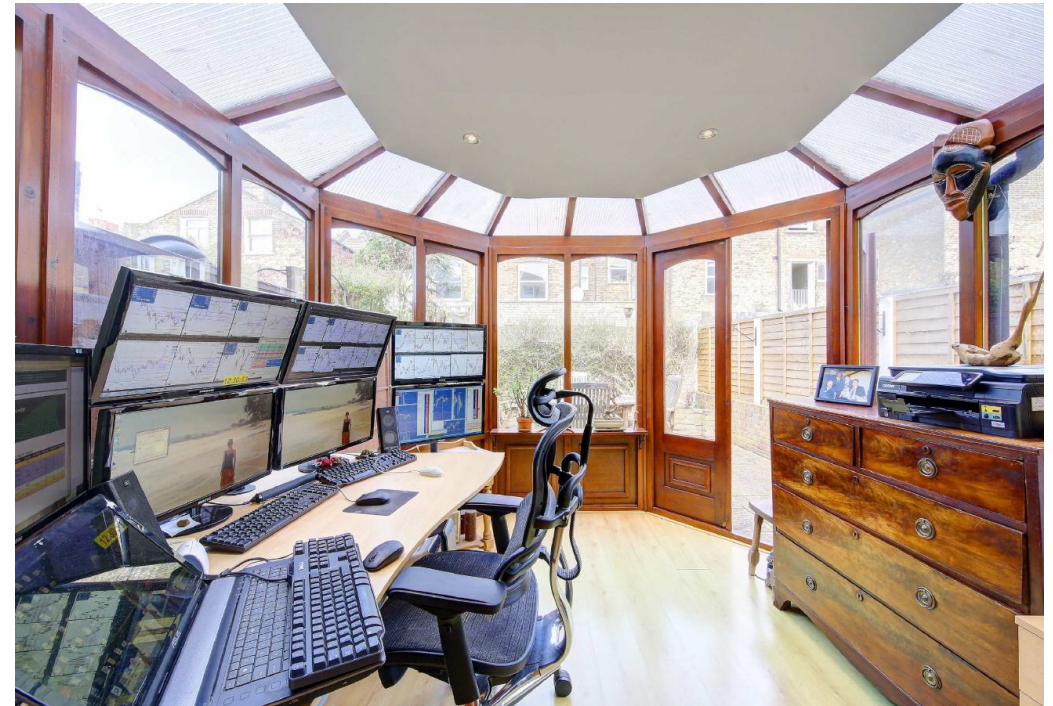
BRAMFIELD ROAD | Between the Commons SW11



This spacious, two-bedroom Victorian maisonette is in the likely catchment area for both Honeywell and Belleville schools. Positioned in a tree-lined street just off Northcote Road, with its restaurants and bars, it is also ideally located for transport from Clapham Junction and has the potential to extend subject to the usual consents.

Occupying the entire ground floor and part of the first floor of this Victorian property, this two-bedroom maisonette has generous living space. The front reception room has an open fireplace, attractive original plasterwork, built-in alcove cupboards and bookshelves, together with plantation shutters. The kitchen is sizeable enough to allow for a large table and has a range of base and wall units. The kitchen opens into the conservatory which is currently used as a study/office and there is a paved rear garden with raised borders. The opportunity exists to extend the kitchen into the side return, subject to planning permission. There are wooden floors throughout the living areas. The two double bedrooms are served by a bathroom and a shower room.

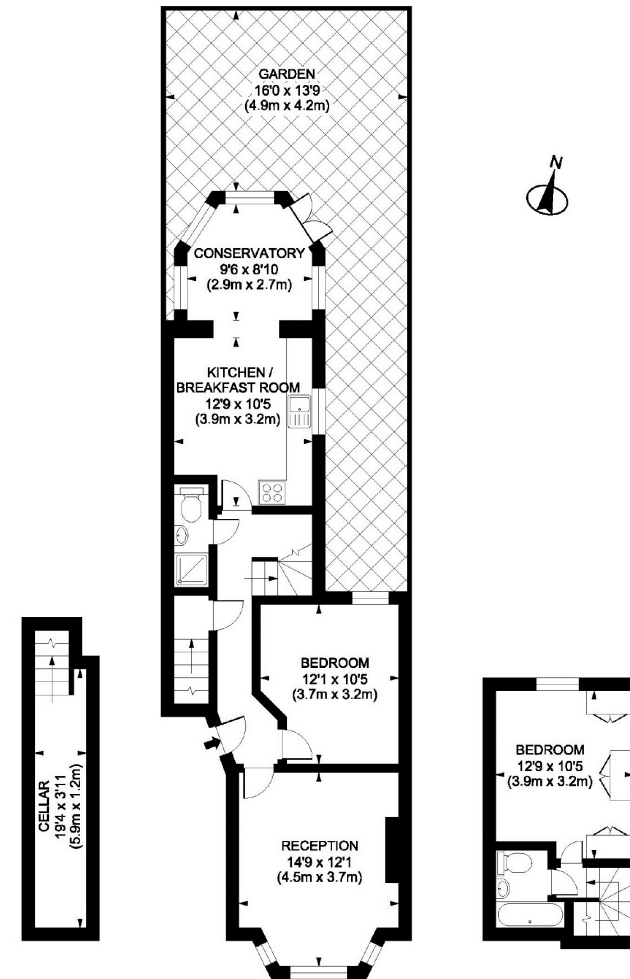
Bramfield Road runs immediately off Northcote Road and is in the heart of the area known as 'Between the Common'. Northcote Road is an attractive street with thriving independent shops, bars and restaurants. The highly sought-after state primary schools, Honeywell and Belleville, are nearby and this property is in the likely catchment for both. Transport can be found at Clapham Junction station which has direct links into the City and the West End.



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PROPERTY FEATURES

- Reception Room
- Large Eat-In Kitchen
- Conservatory
- Rear Paved Garden
- Two Bedrooms
- Bathroom
- Shower Room
- Storage Cellar
- Extension Potential
- Residents Parking
- London B of Wandsworth
- 936 Sq Ft / 87 Sq M



BASEMENT

GROUND FLOOR

FIRST FLOOR

Bramfield Road, SW11
 Gross Internal Area 936 sq ft/87 sq metres
 © photosandfloorplans.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.



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