



SALCOTT ROAD | Between the Commons SW11



This outstanding 4/5 bedroom, 4 bathroom Victorian semi-detached house has been superbly renovated to a first-class contemporary standard from top to toe. It's also directly off Northcote Road's fashionable parade of shops bars and restaurants, in the catchment area for the highly sought-after Belleville School and within half a mile of Clapham Junction mainline station serving Waterloo and Victoria.

The house has been extended and refurbished with a great deal of thought and attention to detail, the result being an incredibly light and beautifully finished family house in a prime location.

Salcott Road is a very popular and convenient

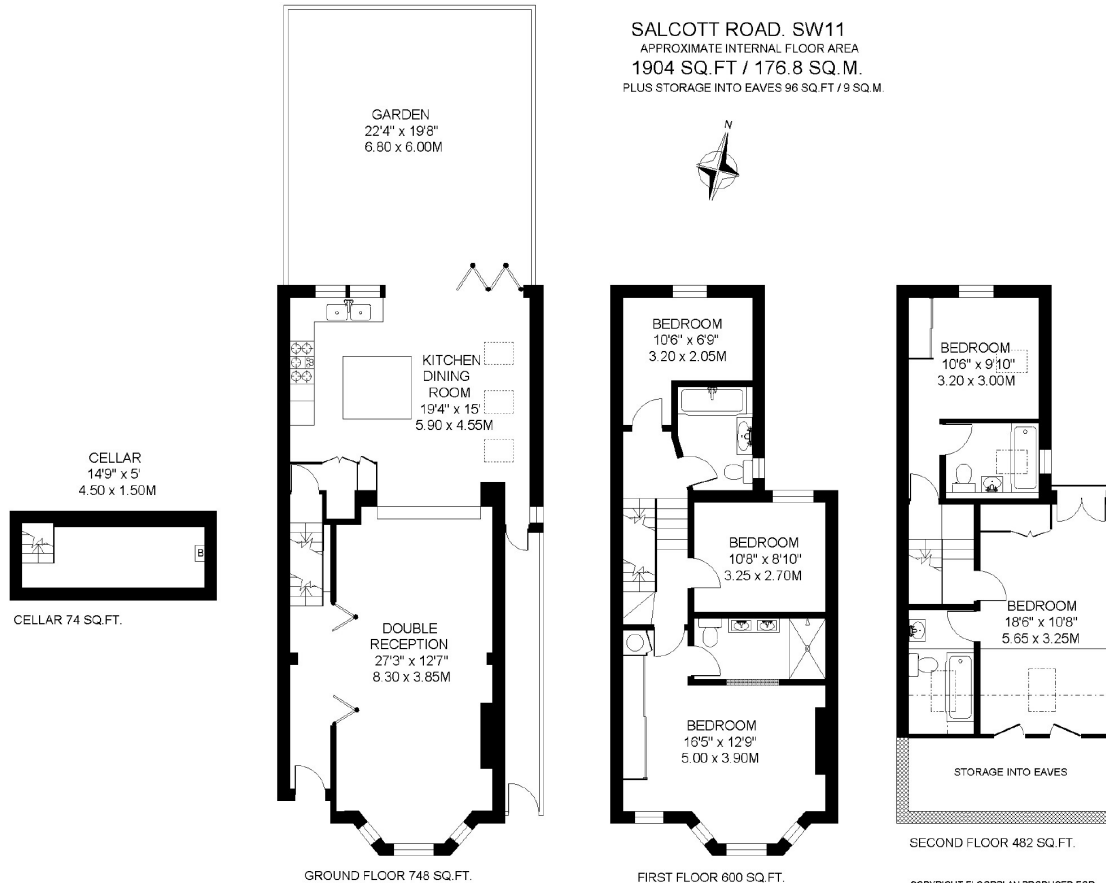
residential street running either side of Northcote Road in the heart of the area known as Between the Commons. Clapham Junction BR is within half a mile with regular fast services to Victorian and Waterloo. In addition to aforementioned Belleville School, Honeywell State Primary School, numerous private schools and nurseries are also close by.



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PROPERTY FEATURES

- Entrance Hall
- Wide Double Reception Room
- Open-Plan Kitchen/Family Room
- Wide Landscaped Garden
- Side Access
- Utility Area
- Cellar
- 4 Double Bedrooms
- Bedroom 5/Study
- 4 Bath/Shower Rooms (2 En Suite)
- London Borough of Wandsworth
- Residents Parking
- 1904 SQ.FT / 176.8 SQ.M + LOFT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(25-100) A		
(81-91) B			(16-51) B		
(69-80) C			(10-45) C		
(55-68) D			(5-40) D		
(43-54) E			(3-34) E		
(31-42) F			(1-29) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
	61	63		55	57



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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