



JOHN THOROGOOD

HONEYWELL ROAD | Between the Commons SW11



This beautifully renovated Victorian house with south-facing garden has been stylishly extended into loft, side return and basement to create a substantial family home with an abundance of living space. The owners have sympathetically preserved numerous Victorian features and blended them with contemporary touches to create a balanced style throughout. The double reception room benefits from an elegant fireplace, with wood-burner, ornate plasterwork to its high ceilings and solid oak floors. The extended kitchen is wonderfully light and has an excellent range of wall and base units, a central island unit, stone worktops and good-quality appliances. It opens out onto a sunny, south-facing landscaped garden. Downstairs, an entire new floor of living accommodation has been created by a

superb basement conversion. It comprises an outstanding family / media room, a well-equipped utility room, masses of clean dry storage and a cloakroom/WC. On the upper two floors there are five double bedrooms, two family bathrooms and a study/6th bedroom. The entire ground and lower ground floors and both bathrooms have under-floor heating. The property is located in a quiet leafy section of Honeywell Road. Transport options are nearby with direct links into The City and the West End. The open spaces of both Clapham Common and Wandsworth Common are nearby and this house has the added benefit of being in the catchment for Honeywell Primary School. There are also other excellent schools in both the state and private sectors nearby.

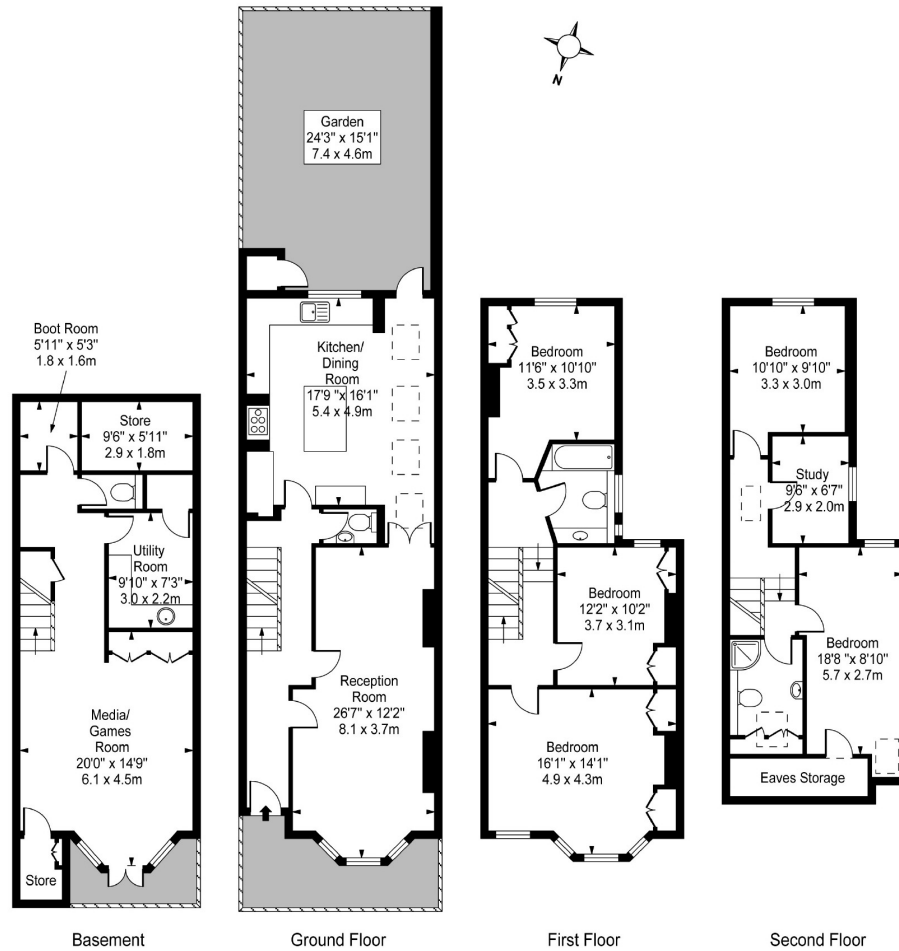


HONEYWELL ROAD | Between the Commons SW11

PROPERTY FEATURES

- Victorian House
- Extended Kitchen
- Double Reception Room
- South-Facing Garden
- Family Room
- 5 Bedrooms
- 2 Bathrooms
- Study/6th Bedroom
- Utility Room
- 2424 Sq. Ft / 225.2 Sq. M

Honeywell Road,
Battersea, SW11



Approx Gross Internal Area **2424 Sq Ft - 225.2 Sq M**

(Excluding Eaves Storage)

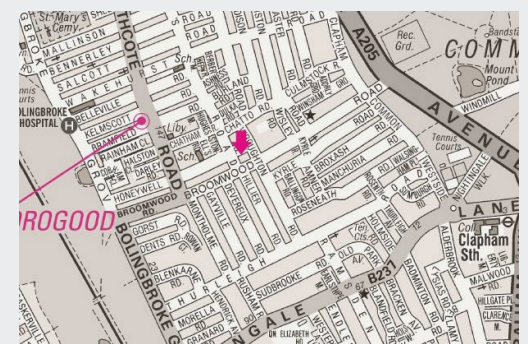
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)	Very environmentally friendly - lower CO ₂ emissions A (82-100)	Very energy efficient - lower running costs B (81-91)	Very environmentally friendly - lower CO ₂ emissions B (81-91)
Very energy efficient - lower running costs B (69-80)	Very energy efficient - lower running costs C (55-68)	Very energy efficient - lower running costs C (69-80)	Very energy efficient - lower running costs C (69-80)
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Very energy efficient - lower running costs F (23-38)	Very energy efficient - lower running costs F (11-20)	Very energy efficient - lower running costs F (23-38)	Very energy efficient - lower running costs F (23-38)
Very energy efficient - lower running costs G (11-20)	Very energy efficient - lower running costs G (11-20)	Very energy efficient - lower running costs G (11-20)	Very energy efficient - lower running costs G (11-20)

Not energy efficient - higher running costs
EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
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.

 EXCLUSIVE ONLINE FILMS
FOR EVERY PROPERTY