



  
JOHN THOROGOOD

KELMSCOTT ROAD | Between the Commons SW11





**This large, sunny and well extended ground floor Victorian converted flat with private south-facing garden is just yards from both Wandsworth Common and Northcote Road. Benefits include a cellar with potential for development (STPP), two good double bedrooms and a wide rear reception room. Extended out into the side and rear, this spacious property offers 900 square feet of well-balanced accommodation. The spacious rear living area opens onto a South-facing garden, which is paved with raised borders to the sides. The reception also has a period-style fireplace and double doors opening into the kitchen. The kitchen, which is large enough to have a table in it, has a large Velux skylight and is also equipped with a good range of wall and base units. Both bedrooms are spacious doubles, the front one having a bay window**

**and built-in cupboards. Kelmscott Road is a very popular street running either side of Northcote Road, this flat being on the stretch between Northcote Road and Bolingbroke Grove, within a hundred yards or so of the green open spaces of Wandsworth Common. There is an excellent selection of notable restaurants, wine bars and specialist shops on nearby fashionable Northcote Road in addition to a thriving street market. Clapham Junction BR is about half a mile away and has regular fast services to both Waterloo and Victoria. Numerous bus routes also converge there accessing Chelsea and Kensington. Clapham South Northern Line which serves the City and the West End is just under a mile away.**



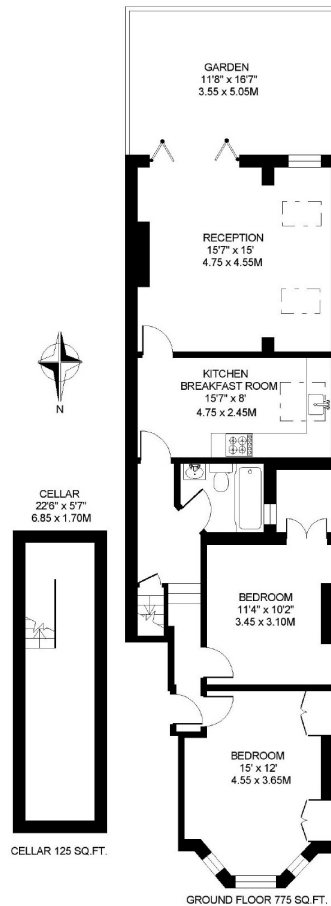
# KELMSCOTT ROAD | Between the Commons SW11

## PROPERTY FEATURES

- Off Northcote Road
- Entrance Hall
- Victorian Property
- Large Reception
- Eat-In Kitchen
- South-Facing Garden
- 2 Double Bedrooms
- Bathroom/WC
- Cellar
- 900 Sq Ft / 83.6 Sq M

KELMSCOTT ROAD  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
900 SQ.FT / 83.6 SQ.M.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		66	75	(55-68) D	66	76	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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;

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