





This elegant Victorian house, with period features throughout, has been stylishly extended into loft, rear and side. It has superb entertaining space including a wonderful 30 kitchen/family room and a substantial floor area over 2300 square feet. Positioned on a prime street just off Clapham Common, a quarter mile from Clapham Junction transport services and close to excellent schools, great restaurants and extensive shopping facilities.

The ground floor has a double reception room with an impressive fireplace to the front, a square bay window and wooden flooring throughout. The huge extended kitchen/ family room, has a large Italian island unit, a range of base and wall units, integrated appliances and plenty of room for both a dining table and a seating area. There is under-floor heating with Moroccan cement floor tiles. The kitchen opens onto a rear garden with a very private feel; it has a wall mural by renowned local artist Jane Gifford and artificial grass.

On the first floor are three double bedrooms, including the master bedroom to the front that has a small balcony onto the street, plus a family bathroom. On the upper floor are two additional double bedrooms, including the loft room which has been used as a playroom by the present owners, and a shower room. There is also a wonderful roof terrace that has commanding views over the rooftops of South West London.

Altenburg Gardens runs immediately off Clapham Common North Side and is about a quarter of a mile from Clapham Junction station. Excellent schools in both the state and private sectors are nearby as are the recreational facilities of Clapham Common. Shopping, bars and restaurants can be found on Battersea Rise, Northcote Road and Lavender Hill.



Altenburg Gardens
Clapham Common SW11

FOR SALE

PROPERTY FEATURES

- Kitchen/Family Room
- Double Reception
- 5 Double Bedrooms
- 2 Bath/Shower Rooms
- Roof Terrace
- Rear Garden
- Wooden Floors
- Victorian Features
- No Chain
- 2305 Sq Ft / 214.1 Sq M



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.



020 7228 7474 | sales@john-thorogood.co.uk
140 Northcote Road SW11 6QZ | john-thorogood.co.uk

