





This 'natural' four bedroom Victorian house is an increasingly rare gem. Well-maintained over a long period of ownership it retains many features and huge scope to extend into the loft, side return and extra-large basement (STPP) and has a delightful garden. Situated off Northcote Road, in the catchment of the highly-rated Belleville School and within half a mile of Clapham Junction station.

The double reception room has dividing doors, alongside fireplaces, ornate plasterwork and stripped wooden floors. The well-fitted kitchen has lovely oak floors and a large bay window overlooking the beautifully secluded rear garden. The garden itself has raised borders planted with mature and attractive shrubs and receives good sun from the west. There is also a downstairs WC and a large storage cupboard for coats and shoes. The cellar is extra-large and houses a generous utility area and a separate workshop / storage room.

Upstairs, the four double bedrooms all have built in storage and are served by a shower room and a family bathroom. The loft space is undeveloped and could, once converted, comfortably accommodate two more bedrooms or a master suite if desired.

The house is situated opposite the entrance to Berber Road allowing light to flow through the property. The specialist shops, bars and restaurants of Northcote Road are close by as are a number of good primary, secondary and nursery schools. The green spaces and recreational facilities of both Wandsworth and Clapham Commons are within a few hundred metres whilst Clapham Junction station (less than half a mile) and Clapham South tube (under three quarters of a mile) provide direct services to The City and West End.



Wakehurst Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Double Reception Room
- Kitchen/Breakfast Room
- Secluded Garden
- Downstairs WC
- Cellar Utility & Storage
- Four Double Bedrooms
- Family Bathroom
- Shower
- Un-developed Loft
- 2286 Sq Ft / 212.3 Sq M



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			(91-100) A		
(81-91) B			(81-91) B		
(69-81) C			(69-81) C		
(55-69) D			(55-69) D		
(39-55) E			(39-55) E		
(21-39) F			(21-39) F		
(1-21) G			(1-21) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
51		76	64		38
England & Wales EU Directive 2002/91/EC			England & Wales 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.



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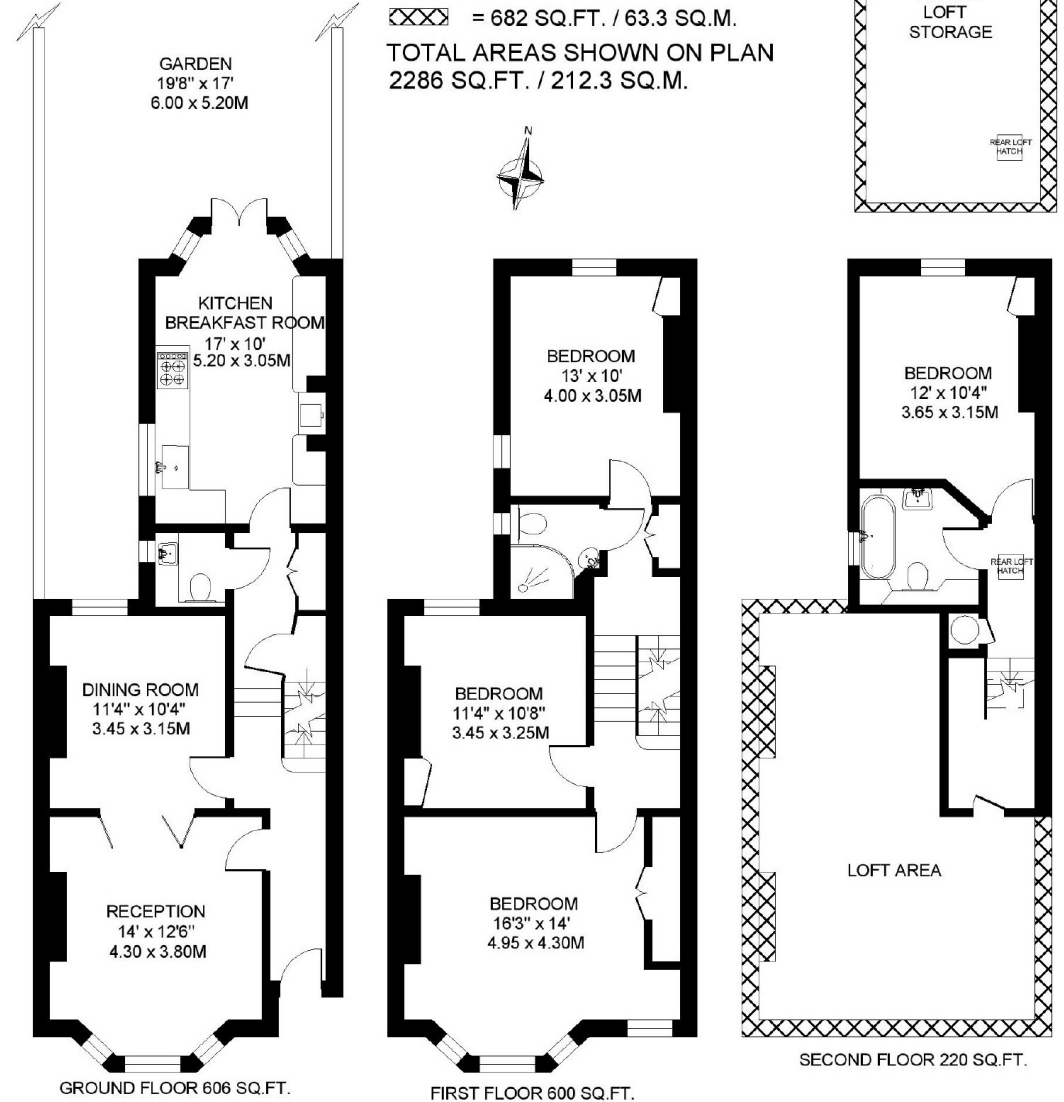


WAKEHURST ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1604 SQ.FT. / 149.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 682 SQ.FT. / 63.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2286 SQ.FT. / 212.3 SQ.M.



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