





This beautiful and spacious Victorian home offers four double bedrooms, a wonderfully bright extended kitchen and a delightful south-facing garden. Located in the quietest section of a hugely popular street directly off Northcote Road, a short walk from the highly sought-after Belleville School and within half a mile from Clapham Junction

Mallinson Road runs either side of Northcote Road in the heart of the area known as Between the Commons. Clapham Junction BR is within half a mile away 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.

This light and extended property offers superb accommodation. All four double bedrooms have good storage, and are served by two well-equipped bath/shower rooms one also with separate shower. The ground floor has a wide double reception room with elegant marble fireplaces and high ornate ceilings features and connects through to the kitchen/family room via the side extension. The kitchen has wooden floors and units, stone worktops, a range cooker, dishwasher and washing machine and has ample dining space. Thanks to the property's southerly aspect, both the kitchen and the low-maintenance garden are bright and sunny.



Mallinson Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Hall
- Double Reception
- Kitchen/Family Room
- South-Facing Garden
- Cellar
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Cloakroom/WC
- Eaves Storage
- 1820 SQ FT / 169.1 SQ.MT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 64, Potential 65
Environmental Impact (CO₂) Rating: Current 55, Potential 55

England & Wales EU Directive 2002/91/EC

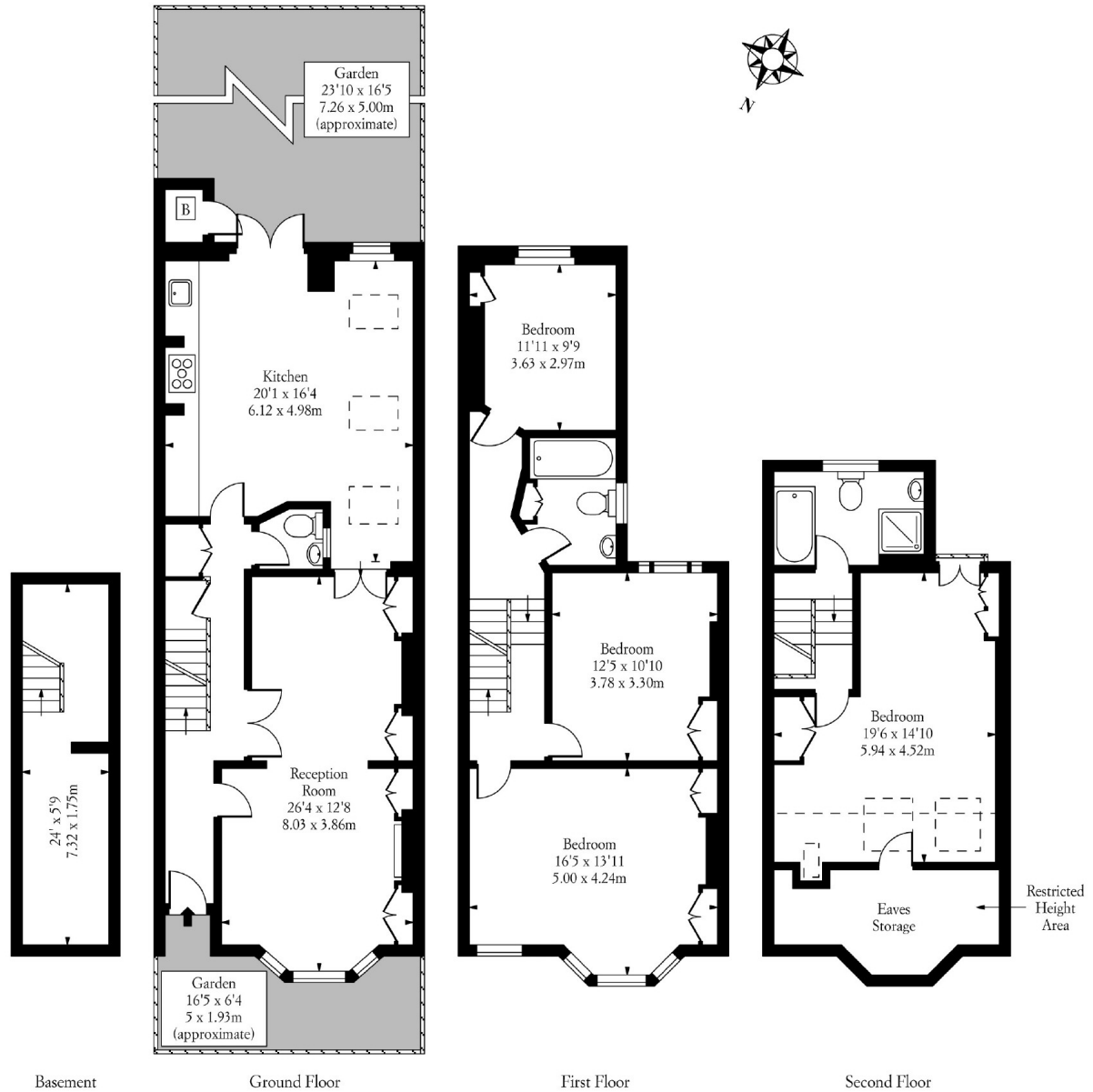
The particulars do not constitute part of an offer or contract. The particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact. Nothing in the particulars shall be deemed as a statement that the property 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.



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



Mallinson Road, SW11



Approx Gross Internal Area **1820 Sq Ft - 169.08 Sq M**
 (Excluding Restricted Height Area)

For Illustration Purposes Only - Not To Scale
 Ref: No. 11381