

**FOR SALE**









This light and spacious upper flat, converted from an attractive Victorian property, benefits from a large eat-in kitchen and a spacious reception room. Both bedrooms are good doubles and there are two bath/shower rooms. It is perfectly positioned, just metres from fashionable Northcote Road and within easy access of transport links at Clapham Junction.

Entered via a shared hallway, the split-level flat is stylishly and neutrally decorated throughout. The large, sunny reception room to the front has original features, an attractive fireplace, a large bay window and built-in alcove cupboards. Just behind is the kitchen/breakfast room which has a range of base and wall units and ample space for a large table. One level up, is a double bedroom, with fitted wardrobes and alongside is a bathroom with shower over the bath. On the top floor there is a spacious master suite with large double bedroom, fitted wardrobes and en-suite shower room.

Bramfield Road runs immediately off Northcote Road in the heart of the area known as 'Between the Commons'. This property is in the catchment for both of the highly-rated state primary schools, Honeywell and Belleville. Clapham Junction is approximately half a mile away with direct links into both The City and the West End and the wide open spaces of both Wandsworth Common and Clapham Common are nearby.



# Bramfield Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Victorian Property
- Large Reception
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bath/Shower Room
- En-Suite Shower Room
- Eaves Storage
- Built-In Storage
- Share of Freehold
- 935 Sq Ft / 86.8 Sq M



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	62	73		59	73

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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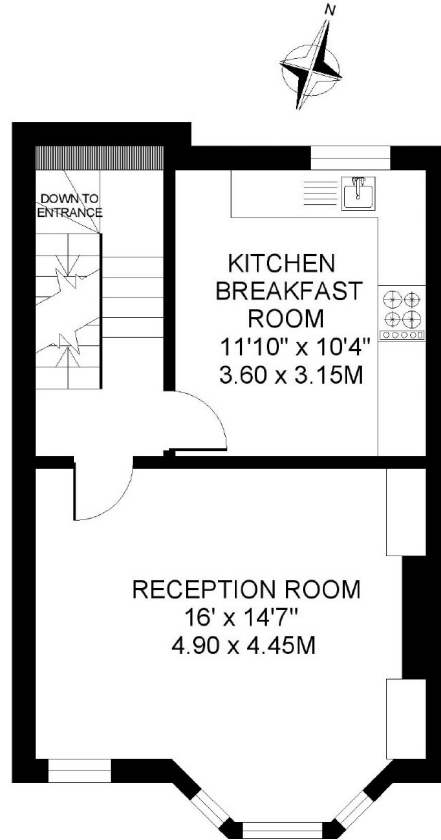


# BRAMFIELD ROAD LONDON SW11

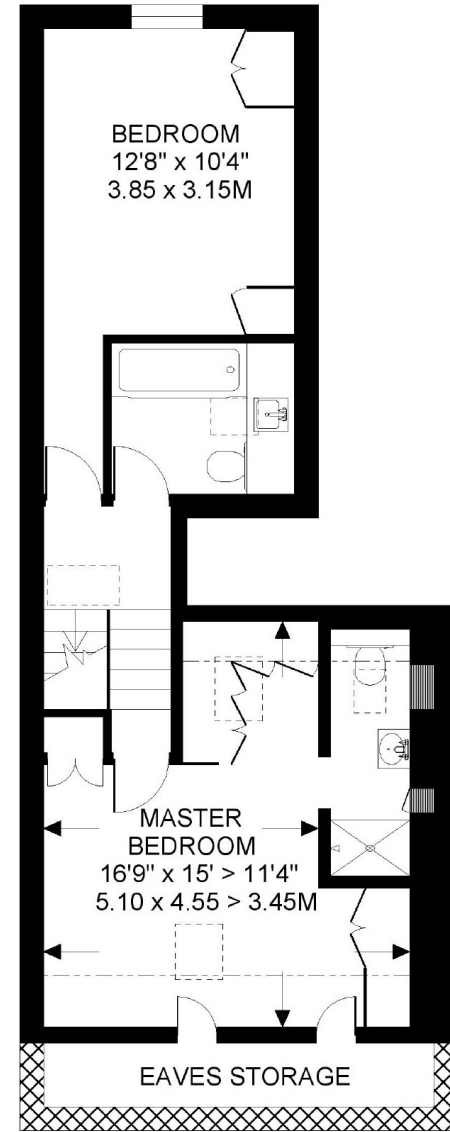
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
████████ = 893 SQ.FT. / 82.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 42 SQ.FT. / 3.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 935 SQ.FT. / 86.8 SQ.M.



FIRST FLOOR 413 SQ.FT.



FIRST FLOOR 480 SQ.FT.

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