





This meticulously renovated, semi-detached family house (just under 2000 sq ft all in) has a fresh contemporary finish throughout plus the rare advantages of a garage and a 35' SW-facing garden. It occupies a super-convenient position Between the Commons, very close to Clapham Common's exclusive West Side and Clapham Souths direct tube to The City/West End. First-class schools and excellent shopping, wining and dining facilities are close by.

These 1920s houses have long been admired not only for their lighter and wider accommodation, but also for their practicality. And for a growing family assets like side access and garages are highly prized, not to mention downstairs WCs and wide entrance halls. This particular house enjoys a very sunny southwest rear aspect making the garden and kitchen receive sun all day. The garden is also a good deal longer than those found with most local Victorian houses. The property's superb living/

entertaining space comes courtesy of a wonderfully designed kitchen, wide hall and smart and wide double reception room.

Upstairs are three large double bedrooms and a smaller fourth room ideal as a study, nursery or single bedroom. There are two well fitted bath/shower rooms and scope exists to extend the loft further (subject to consents), if an additional bedroom is required. The property is mostly double-glazed and is well presented in neutral decorative tones with extensive wood flooring. In addition to the storage provided by the garage there are two eaves storage areas on the top floor.



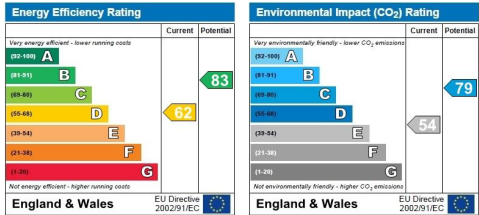
# Holmside Road

Between the Commons SW12

**FOR SALE**

## PROPERTY FEATURES

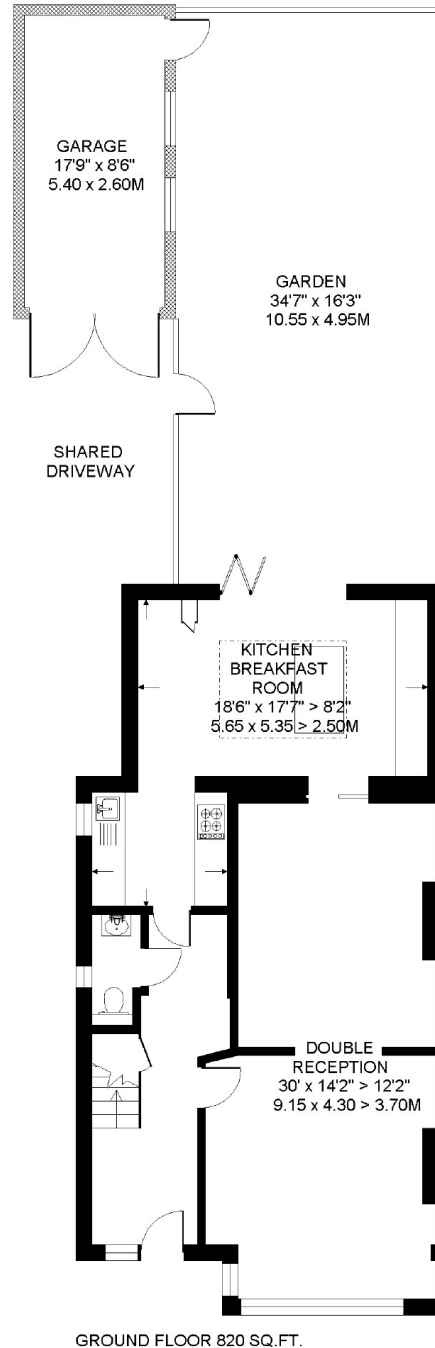
- Garage
- Side Access
- Wide Hall
- Double Reception
- Extended Kitchen
- Cloakroom/WC
- 35' SW Garden
- 4 Bedrooms
- 2 Bath/Shower Rooms
- 1945 SQ.FT / 180.6 SQ.M



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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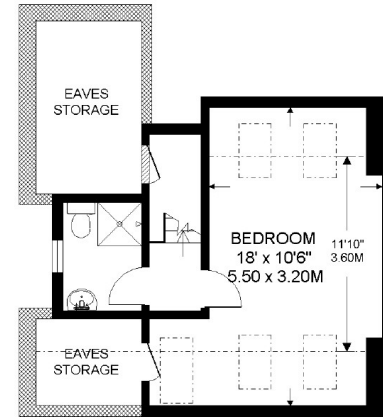
GROUND FLOOR 820 SQ.FT.

HOLMSIDE ROAD  
CLAPHAM  
LONDON SW12

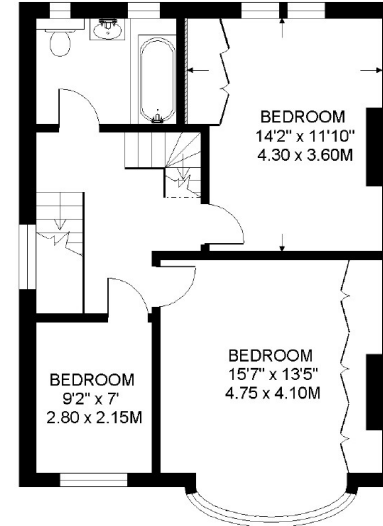


APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 1693 SQ.FT / 157.2 SQ.M  
APPROXIMATE ADDITIONAL AREAS  
= 252 SQ.FT / 23.4 SQ.M

TOTAL AREAS SHOWN ON PLAN  
1945 SQ.FT / 180.6 SQ.M



SECOND FLOOR 275 SQ.FT



FIRST FLOOR 598 SQ.FT.

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