





This elegant, 3-storey Victorian townhouse (c.1869) with leafy and secluded south-facing rear garden is in an enviable position off Northcote Road and a quarter mile from Clapham Junction station. It is beautifully styled, has wonderful proportions and offers excellent potential to expand up, down and sideways.

The ground floor comprises a double reception room with the original dividing doors intact, lots of original features and a bay window to the front. The rear kitchen has smart wall and base units, integrated appliances, a tiled ceramic stone floor and French windows to the garden. This is private and is planted with mature shrubs and trees and has a particularly wide side return. This could considerably increase the size of the kitchen if extended.

On the first floor are four double bedrooms and two beautifully fitted bathrooms one of which opens onto a sunny rear roof terrace. The room arrangement is

mirrored on both the first and second floors with two bedrooms and a bathroom on each level. Potential (with adjacent precedent) exists to extend the house upwards substantially with a double mansard loft extension, which would comfortably accommodate two more childrens bedrooms and a bathroom or a substantial master suite. There is also scope to dig a basement, all subject to planning permission. Please note there are a few features (not original to the house) which will be retained by the outgoing vendors - details on request.

Shelgate Road runs immediately off Northcote Road with its huge selection of shopping, bars and restaurants. Good schools are nearby including the highly sought-after Belleville primary school and Bolingbroke Academy. The open spaces of Clapham Common are within 1/4 mile as is Clapham Junction station with its direct links into The City and The West End.



Shelgate Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Townhouse
- Double Reception
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Two Bathrooms
- South-facing Garden
- Roof Terrace
- Wide Side Return
- Development Potential
- 1676 Sq Ft / 157 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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.

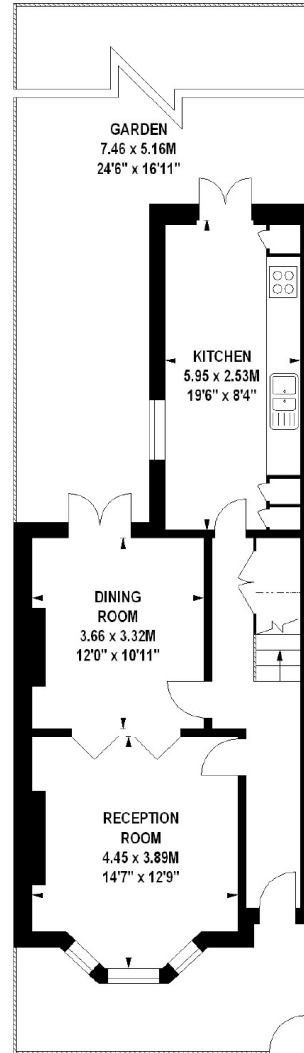


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Shelgate Road, SW11

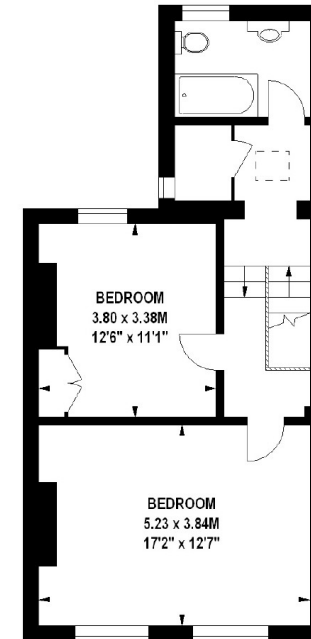
Approximate gross internal area
155.70 sq m / 1676 sq ft



Ground Floor
596 sq ft



First Floor
540 sq ft



Second Floor
540 sq ft

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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