





This smartly presented natural four bedroom house retains original features and potential to significantly extend into the side return, front loft and basement (STPP). It is conveniently located between Northcote Road and Wandsworth Common Road, half a mile from Clapham Junction station and within the likely catchment of Belleville School.

The house has been well maintained during almost 20 years of ownership. Approached through an attractive front garden, the hallway opens into a double reception to the front and a well-equipped kitchen/breakfast room to the rear. The double reception room has an attractive fireplace in the front section, with alcove cupboards and ornate plasterwork. The rear section is used as a dining room and there are wooden floors throughout. The kitchen has smart units, worktops and splash-backs and opens, via bi-fold doors, into a glorious decked garden. There is a storage cellar beneath the hallway. Upstairs is a large master bedroom to the

front, again with lovely engineered wood floors, plus three additional bedrooms split over the landings. Both the family bathroom and shower room are smartly appointed.

Kelmescott Road runs immediately off Northcote Road in the heart of the area known as 'Between the Commons'. This property is in the likely catchment for the highly-rated Belleville Primary School and many other excellent schools, for all ages in both the state and private sectors, are close by. Transport connections can be found at Clapham Junction which has direct links into The City and The West End. The open spaces and recreational facilities of Wandsworth Common are at the end of the road as are the numerous eating, drinking and shopping choices of Northcote Road.



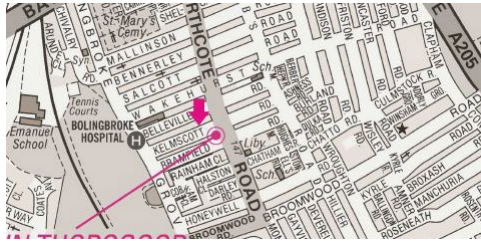
Kelmscott Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Victorian Property
- Entrance Hall
- Double Reception Room
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Large Loft Space
- Rear Garden
- Storage Cellar
- 2021 Sq Ft / 187.7 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			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
		81			76
		50			41

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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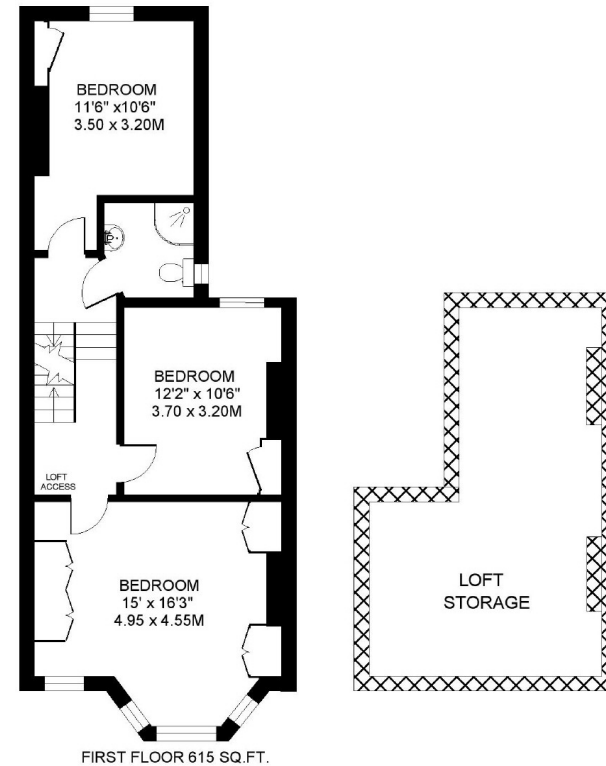
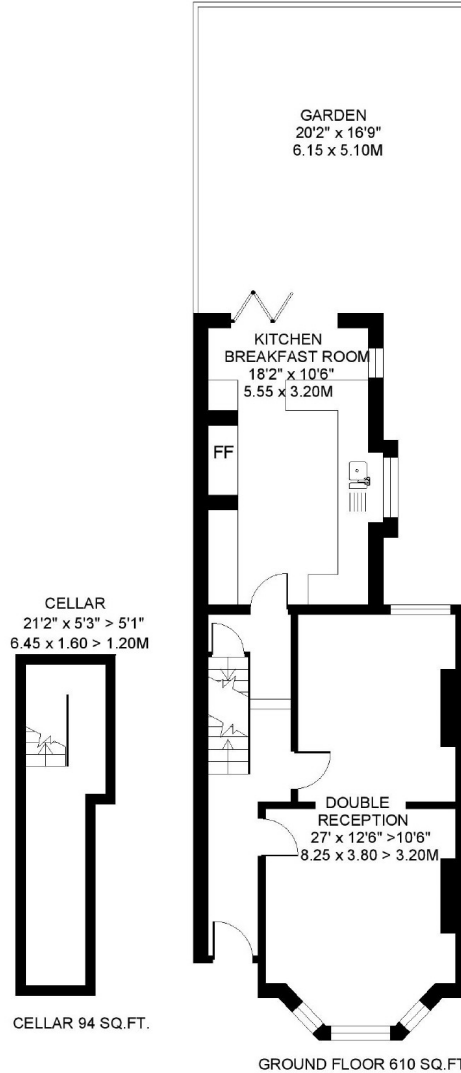


KELMSCOTT ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1533 SQ.FT / 142.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 488 SQ.FT. / 45.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2021 SQ.FT. / 187.7 SQ.M.



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