

**FOR SALE**





This terraced Victorian house has been thoughtfully extended to create a superb family home with beautiful garden. With an abundance of original features and contemporary touches, it is the perfect blend of old and new. It is close to Balham mainline, Clapham South tube station and the open spaces of Clapham Common. Good schools in both sectors and numerous shopping, eating and drinking options are close by.

With smart finishes throughout, this property has been extended both to the side, to the rear and into the loft space. The downstairs comprises a double reception room to the front leading through to a large, open-plan kitchen/family room to the rear. The front reception room has a wood-burning stove, plantation shutters and ornate plasterwork. The rear reception room has alcove cupboards and both reception rooms have stripped wooden floors. The extended kitchen has bi-fold doors opening to the rear garden, a large island unit and sleek storage units topped with quartz worktops. The stylish modern theme continues outside into a beautifully landscaped garden with attractive raised borders, built-in seating, artificial grass and a useful large store. There is a downstairs cloakroom under the stairs.

On the upper floors are a large family bathroom with bath and separate walk-in shower plus four double bedrooms one of which has an en-suite shower room. The large bathroom also houses a cleverly-designed utility cupboard. The large master bedroom which has extensive built-in wardrobes sits to the front of the house and enjoys an open view down Temperley Road. The top bedroom has the en-suite shower and the remaining two bedrooms are generously sized.

Bellamy Street is close to Clapham South tube station and Balham mainline station both of which have direct links into The City and The West End. Extensive shopping can be found around Clapham South and also in Balham - both also have a huge range of

eating and drinking options. Good schools, including the highly-rated Holy Ghost (RC), Alderbrook Primary and Broomwood Hall, are close by as is Clapham Common, with its green spaces and wide range of recreational facilities.



# Bellamy Street

## Nightingale Triangle SW12

**FOR SALE**

### PROPERTY FEATURES

- Victorian Property
- Entrance Hall
- Double Reception Room
- Kitchen / Family Room
- Contemporary Garden
- Downstairs WC
- 4 Double Bedrooms
- Family Bathroom
- En Suite Shower
- 1796 Sq Ft / 166.8 Sq M



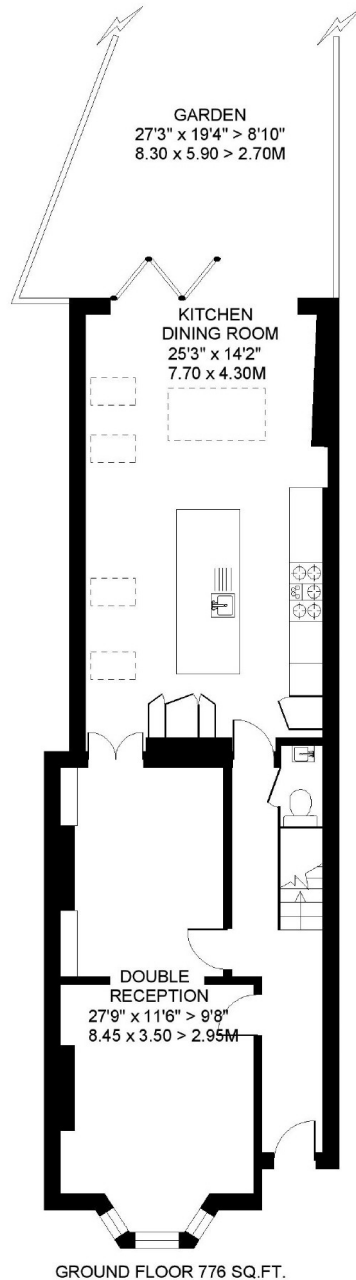
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>80</b>	<b>A</b>	<b>79</b>
<b>B</b>		<b>B</b>	
<b>C</b>		<b>C</b>	
<b>D</b>		<b>D</b>	
<b>E</b>		<b>E</b>	
<b>F</b>		<b>F</b>	
<b>G</b>		<b>G</b>	

England & Wales EU Directive 2002/91/EC

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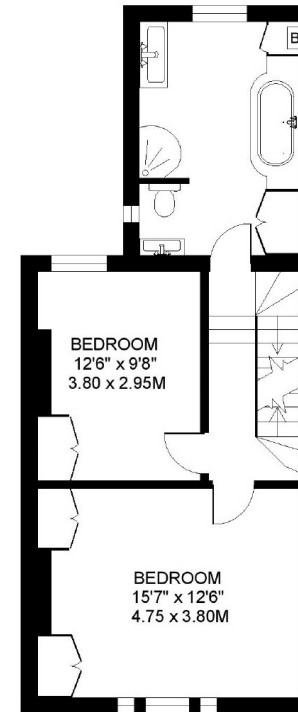
GROUND FLOOR 776 SQ.FT.

## BELLAMY STREET LONDON SW12

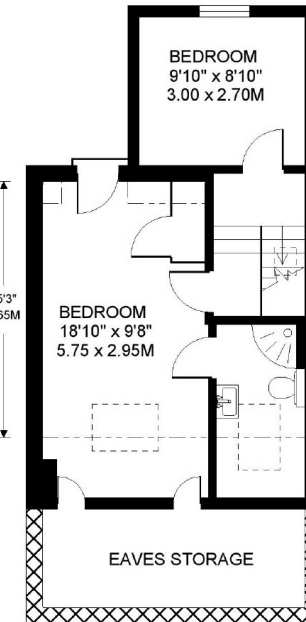
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1704 SQ.FT. / 158.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 92 SQ.FT. / 8.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1796 SQ.FT. / 166.8 SQ.M.



FIRST FLOOR 538 SQ.FT.



SECOND FLOOR 390 SQ.FT.

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