

**FOR SALE**





Spectacularly extended, this extra-wide, Victorian property (2639 SQ.FT/ 245.2 SQ. M) lies on the sunny side of one of the area's prime streets. Style and substance are both evident, with practical features going hand-in-hand with imaginative design, the result being a superb home for a modern family with a location to match; a quiet residential street between the commons, very close to Clapham Common West Side, excellent schools, and the Northern Line station at Clapham South for fast access to The City/West End.

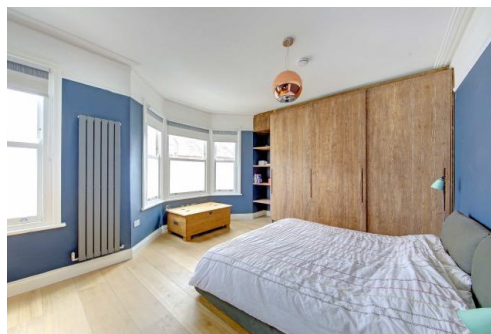
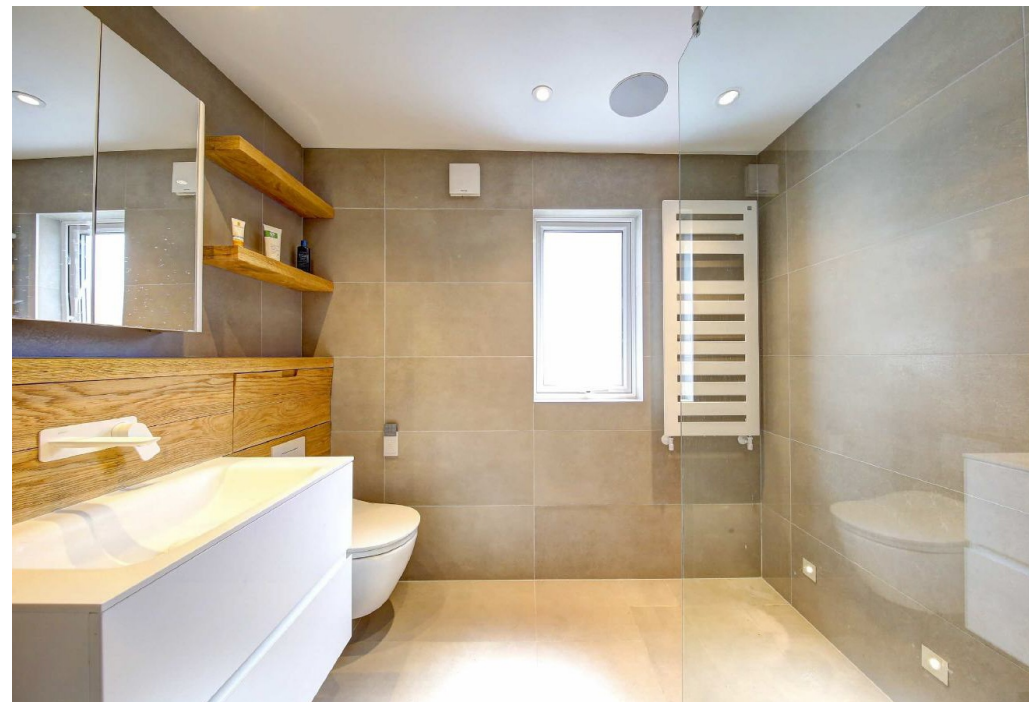
The front of the ground floor has been opened up to create a spacious double reception room with high ornate ceilings, an original slate fireplace, contemporary storage solutions and sleek oak floors. Elegant glass Crittall doors and an unusual extra full-height Crittall window lead to the kitchen at the rear transferring a wonderful amount of light between the two main sections of the house. The kitchen has been extended to both side and rear. It has a wall of glass doors to the garden and a fully glazed side extension. There are sleek kitchen units and appliances cleverly positioned alongside a built-in island and breakfast bar, leaving ample room for casual living and dining spaces. The whole space is beautifully tiled and features designer lighting throughout. There is also a handy cloakroom and coat cupboard.

The walled, sunny south-west facing garden is longer than average for the area (even after the extensions) and has the added benefit of a heated spa pool - fun for children and adults alike with a sliding wooden deck above the pool when not in use. There is also a patio and artificial lawn. Downstairs is a large playroom with excellent storage, a utility room and a temperature controlled wine cellar. There is potential to dig further beneath the rear half of the property to bring the floor area above 3000 Sq Ft and planning permission has already been granted for this.

The six bedrooms are spread over the two upper floors and all have wooden flooring. The first floor has a superb shower room with large walk-in shower and

there are two further bathrooms on the top floor. This top level is designed as a children's 'zone' featuring excellent extra skylight windows and incorporating fun features including a 'play cupboard' (under eaves storage) and a connecting 'secret passage' between two of the bedrooms (easily re-configured if not required!). There is also stair access to the rear flat roof which has commanding views to The City and to Central London.

The house is packed with features that a discerning purchaser would appreciate - Sonos, a Nest heating control system, internet points in every room and 'zoned' under-floor heating on the ground floor. Bellingdon Road is within half a mile of transport at Clapham South. Good schools in both the state and private sectors are nearby as are the open spaces and recreational facilities of Clapham Common and Wandsworth Common. Northcote Road with its shopping, eating and drinking choices is nearby.



# Ballington Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Double Reception Room
- Extended Kitchen / Dining Room
- Basement Playroom
- Utility Room
- Wine Cellar
- SW-Facing Garden
- Spa Pool
- 6 Bedrooms
- 3 Bathrooms
- 2639 SQ FT / 245.2 SQ M

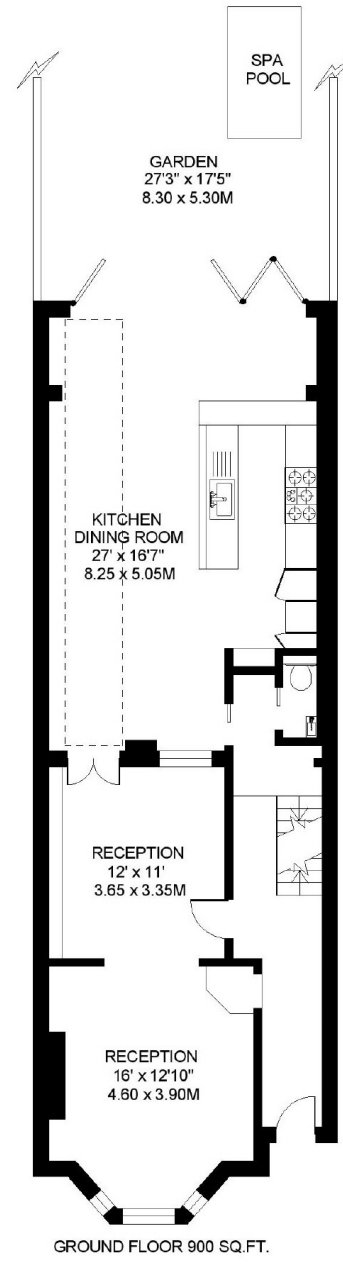


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <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>	71	78	<b>England &amp; Wales</b>
EU Directive 2002/91/EC			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.



020 7228 7474 | sales@john-thorogood.co.uk  
140 Northcote Road SW11 6QZ | john-thorogood.co.uk



GROUND FLOOR 900 SQ.FT.

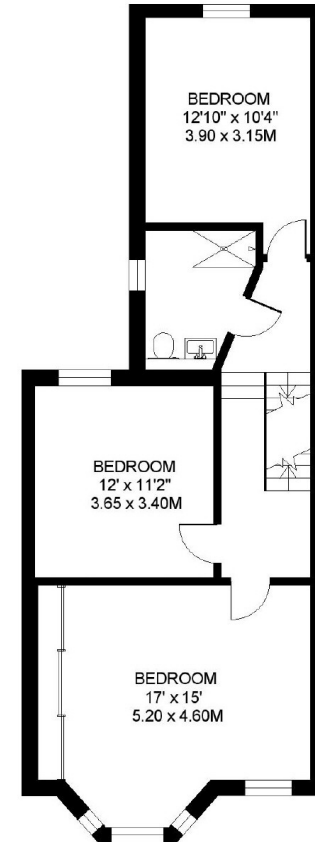
CELLAR 412 SQ.FT.

## BALLINGTON ROAD BATTERSEA LONDON SW11

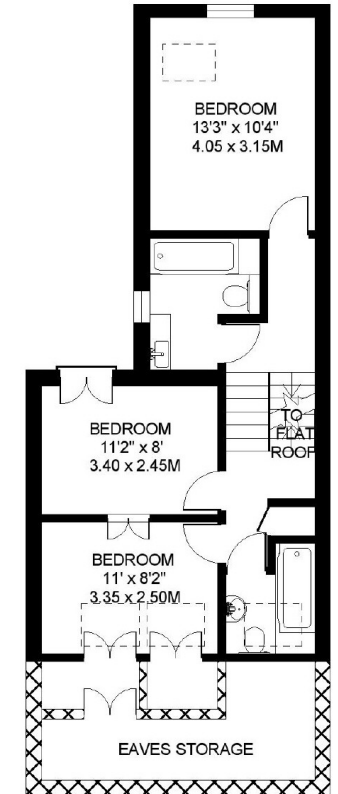
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 2513 SQ.FT. / 233.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
XXX = 126 SQ.FT. / 11.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2639 SQ.FT. / 245.2 SQ.M.



FIRST FLOOR 678 SQ.FT.



SECOND FLOOR 523 SQ.FT.

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