

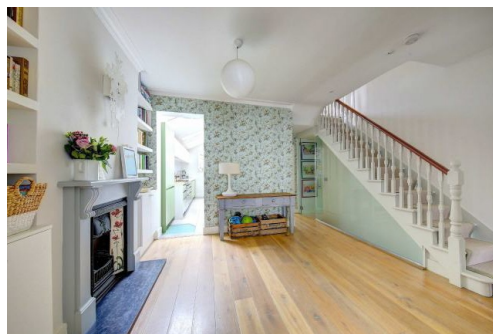
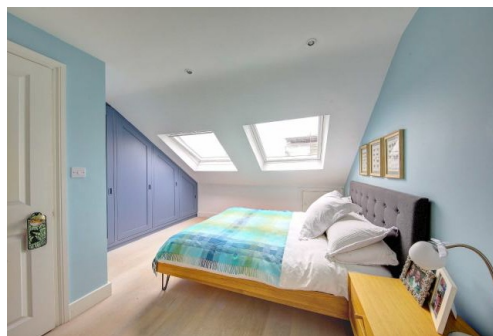
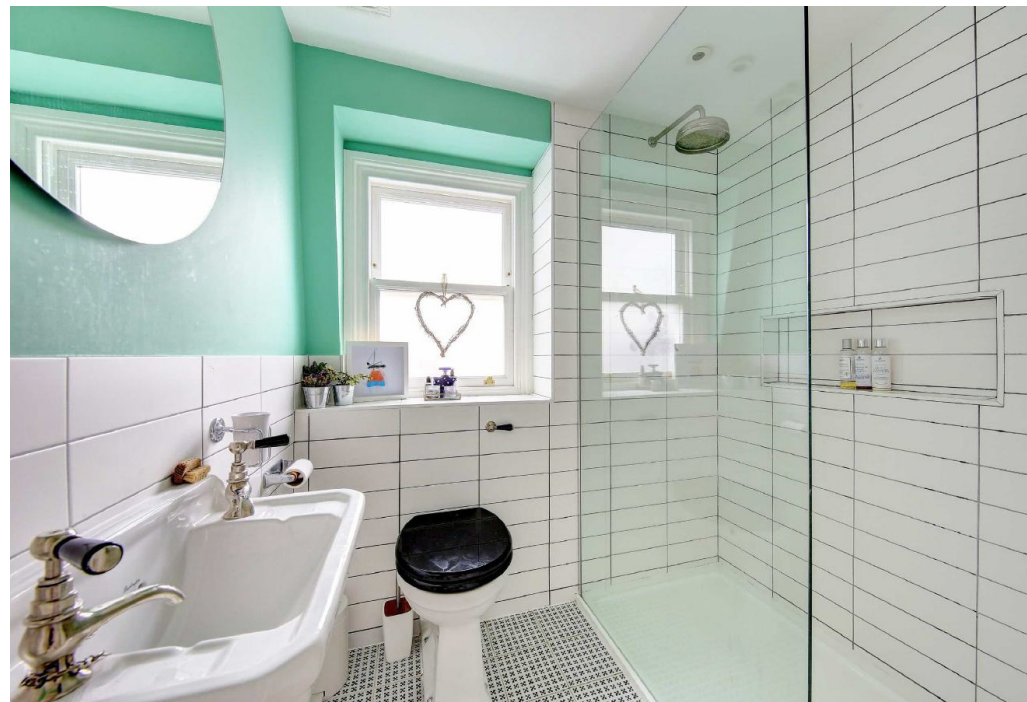




With every inch cleverly utilised, this stylishly designed and fully extended 5-bedroom Victorian house has a wonderful family layout, including a large basement family/play room, and a lovely open south-facing aspect. Situated in the catchment area for the outstanding-rated Honeywell Primary School, about a kilometre from both Clapham Junction and Clapham South stations and close to Northcote Road and both Wandsworth and Clapham Commons.

This superb home has an excellent balance of accommodation. With a large basement conversion providing a fantastic kids play room/family room and the partially open-plan ground floor creating an excellent adult living/entertaining space, this house has ample reception areas for a family and the bright and stylish extended kitchen knits it all together perfectly. This opens onto a sunny landscaped garden with built-in seating and AstroTurf grass and a delightful open aspect introducing great natural light. Practical touches include a separate utility room and ample storage. Upstairs there are five double bedrooms serviced by two attractively fitted bath / shower rooms, one with a large walk-in shower. All the bedrooms bar one benefit from good built-in wardrobes.

Chatto Road is in the heart of the area known as Between the Commons and is approximately one kilometre from both Clapham Junction BR station and Clapham South Underground. Clapham Common, with all its recreational facilities is a few hundred metres away and the fashionable shopping and wining/dining choices of Northcote Road are also at hand. Good schools in both sectors are nearby and the house is in the catchment for Honeywell Primary School and very close to Belleville Primary School and Bolingbroke Academy (Secondary).



Chatto Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Victorian House
- Double Reception Room
- Family/ Play Room
- Extended Kitchen
- Utility Room
- Downstairs WC
- Five Bedrooms
- Two Bath / Shower Rooms
- South-Facing Garden
- 2047 Sq Ft / 190.1 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Very energy efficient - lower running costs
 Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales
 EU Directive 2002/91/EC

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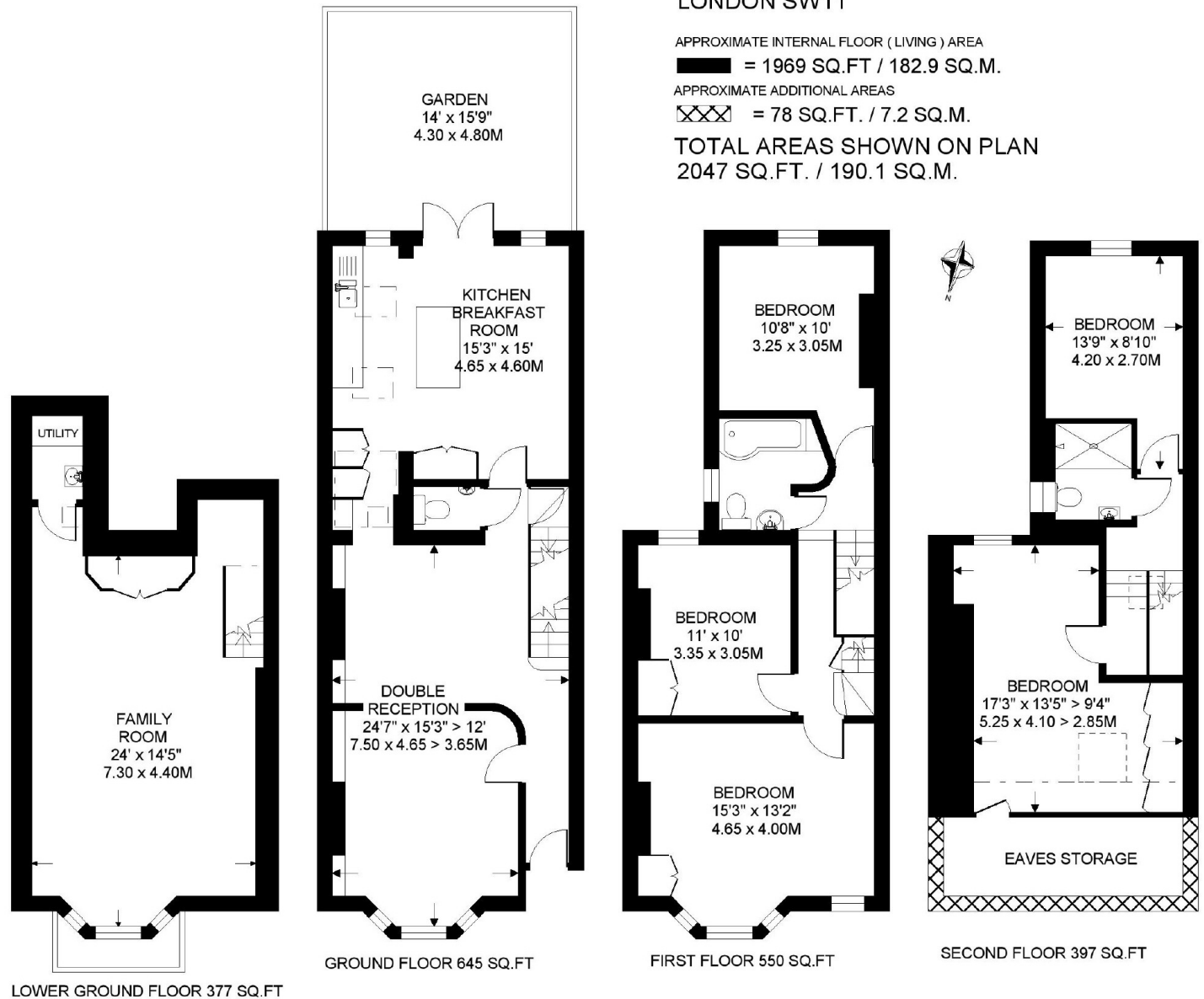


CHATTO ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1969 SQ.FT / 182.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 78 SQ.FT. / 7.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2047 SQ.FT. / 190.1 SQ.M.



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