





Meticulously updated and beautifully styled by the current owners, this Victorian family house provides a contemporary extended kitchen, an elegant double reception room and four double bedrooms. Located 'Between the Commons' in the likely catchment area for Honeywell and Belleville Schools, it is also about three quarters of a mile from Clapham Junction and Clapham South and a few hundred yards from the fashionable shops and restaurants of Northcote Road.

With beautifully restored Victorian plasterwork in the reception rooms and a contemporary extended kitchen to the rear, this terraced house very successfully marries the best of the old with the best of the new. The practical layout allows for a TV 'zone' as well as a more formal seating area and the under-hallway cellar is used as a useful utility room and store area. There is also a downstairs WC and cleverly designed garden with distinct play area and separate adult seating.

Upstairs, all the bedrooms are generously sized and are served by a superb family bathroom with deep bath and separate walk-in shower, plus a further shower room en suite to the top bedroom. Built-in storage features in all bedrooms. There remains the potential to further extend over the rear roof space to create an additional bedroom / study and bathroom - planning permission was previously obtained for this and should be easy to re-new.

Leathwaite Road is close to the open spaces of Clapham Common and about three quarters of a mile from both Clapham Junction (overground) and Clapham South (underground) stations. The house lies within the catchment for Honeywell and Belleville primary schools and there are numerous other private primary schools and nurseries in the immediate area. Nearby Northcote Road provides specialist boutiques, a thriving weekend market and many popular bars, cafes and restaurants.



Leathwaite Road
Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Hallway
- Double Reception
- Extended Kitchen
- Landscaped Garden
- 4 Bedrooms
- 2 Bath / Shower Rooms
- Downstairs WC
- Basement Utility
- PP for further development
- 1900 Sq Ft/176.5 Sq M

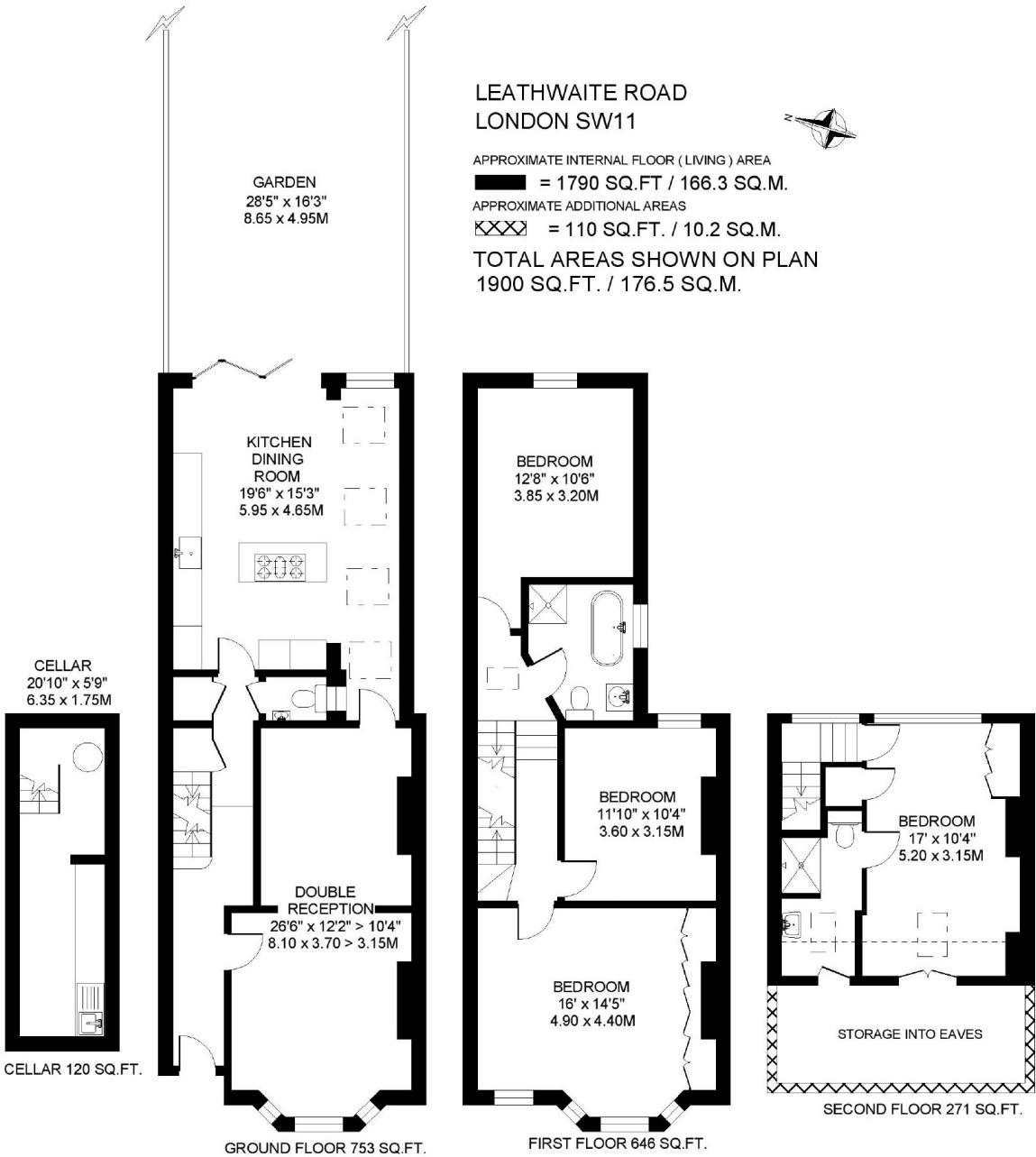


| Energy Efficiency Rating | | | | Environmental Impact (CO ₂) Rating | | | |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| | | Current | Potential | | | Current | Potential |
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| A | | | | A | | | |
| B | | | | B | | | |
| C | | | | C | | | |
| D | | | | D | | | |
| E | | | | E | | | |
| F | | | | F | | | |
| G | | | | G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 60 | 75 | | | 52 | 67 |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

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