



Thirk Road
Clapham Common SW11

FOR SALE

With an ultra-convenient location between Clapham Junction and Clapham Common stations, this four bedroom house has been recently re-decorated throughout, but offers an incoming buyer the ideal opportunity to make their own mark, with potential to extend both the loft and side return. Thirk Road is close to Clapham Common, the shopping and dining options of Lavender Hill and Battersea Rise and within close proximity to good schools in both the state and private sectors.

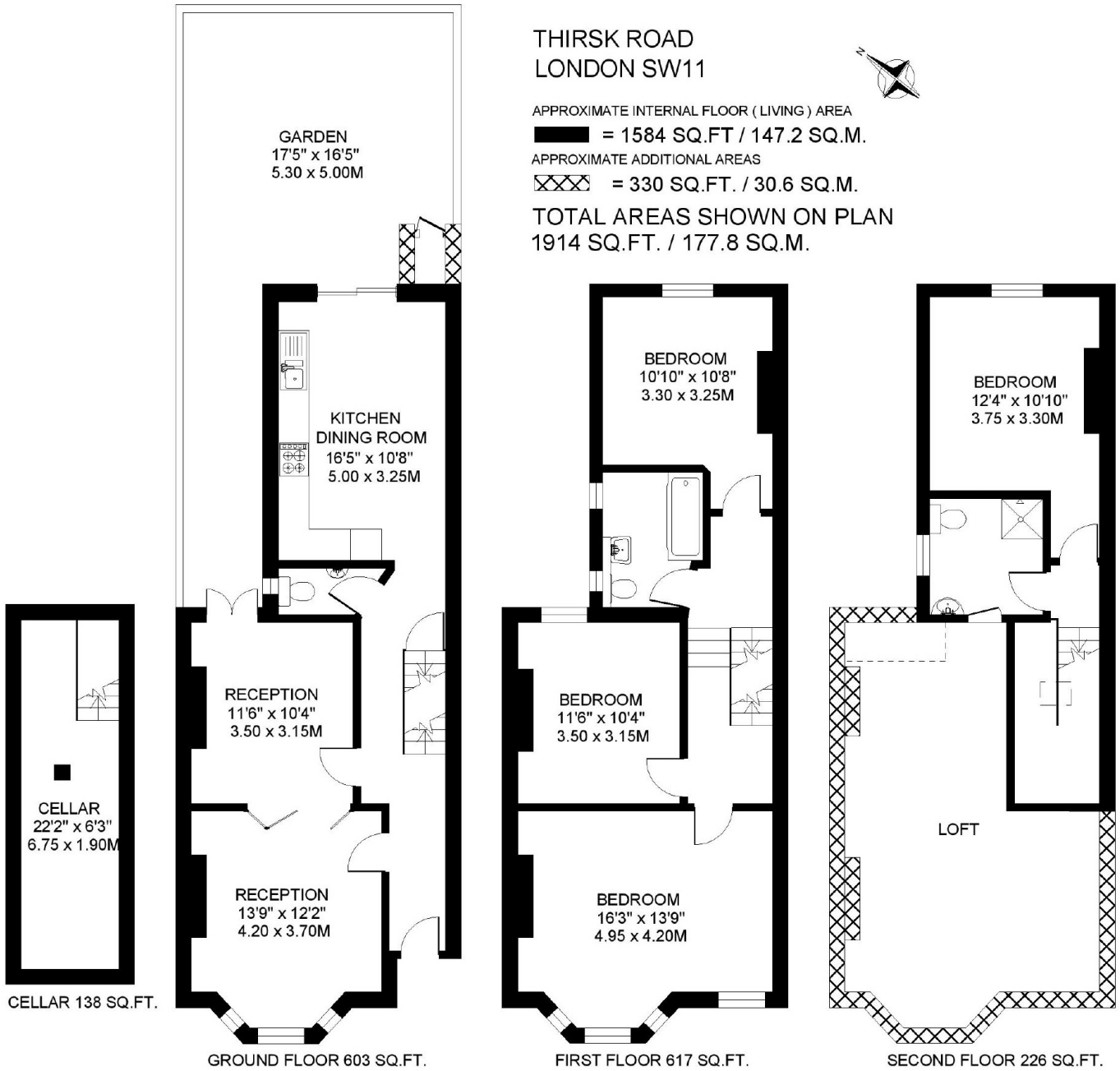
THIRSK ROAD
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1584 SQ.FT / 147.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 330 SQ.FT. / 30.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1914 SQ.FT. / 177.8 SQ.M.



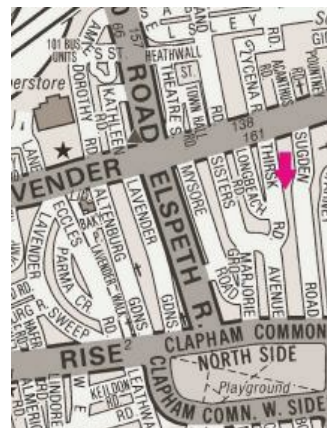
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VIEWING BY APPOINTMENT ONLY

PROPERTY FEATURES

- Victorian Property
- Double Reception Room
- Large Kitchen
- Storage Cellar
- Four Double Bedrooms
- Two Bath / Showers Rooms
- Unconverted Loft
- Rear Garden
- Downstairs WC
- 1914 Sq Ft / 177.8 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales			81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			77

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.