









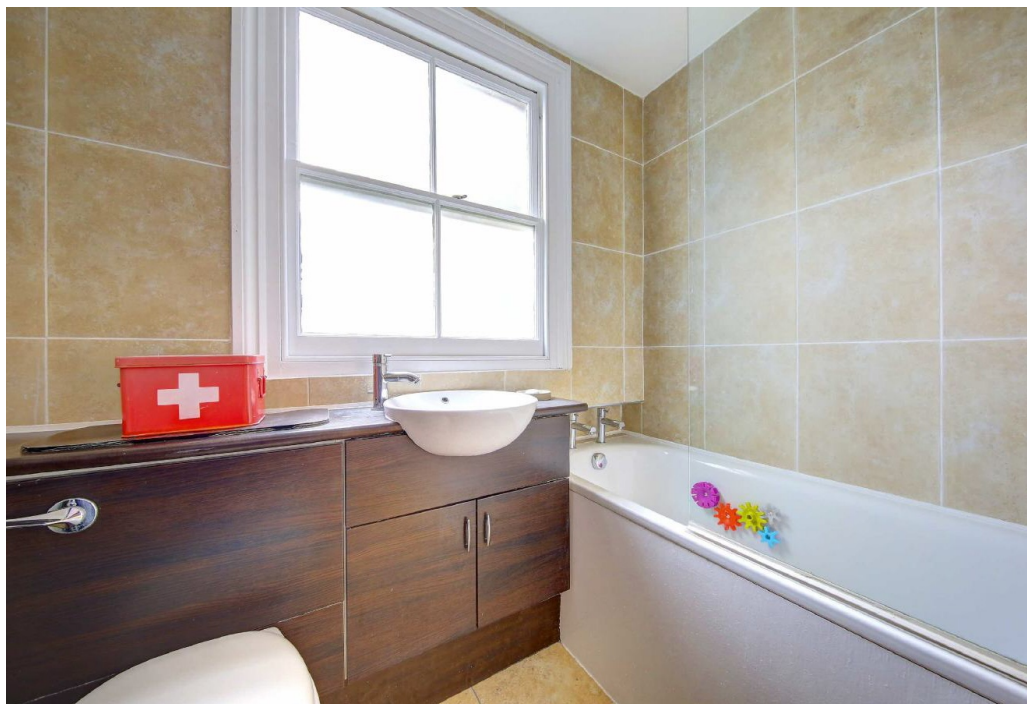
The spectacular roof garden of this superb maisonette affords panoramic rooftop views and receives sun from morning til night. Occupying all the upper floors of an elegant 3-storey Victorian property with funky open-plan living space, two double bedrooms and its own front door, you'll be the envy of all your friends. The property looks down fashionable Northcote Road, with its wide range of shopping, eating and drinking options and is approximately half a mile from Clapham Junction station with the 319 bus stopping at the end of the road.

Entered via its own front door and hallway, and with no flats above or below, this property has a very private feel and the flat has a funky modern impression throughout. Upstairs, filled with natural light thanks to its open-plan design and dual-aspect, the reception/dining/kitchen takes over the whole top floor and has stairs up to a fabulous roof garden. This runs over the whole building, has a sliding glass

hatch and has been laid with artificial grass. It has spectacular views over the neighbourhood in all directions, and even offers the potential for building up over, should more accommodation (and less sun-worshipping) be required.

The first floor provides two good double bedrooms each with built in wardrobes and the front bedroom also benefitting from secondary glazing; there is also an adjoining bath/shower room on the same floor. There is potential (subject to consents) to build a second bathroom directly above the other, if required.

Chatham Road is within the catchment area of the sought-after Honeywell Primary School and is adjacent to the many shops, bars and restaurants of fashionable Northcote Road. Transport connections can be found at Clapham Junction station and also at Clapham South station and there are bus stops very close by.



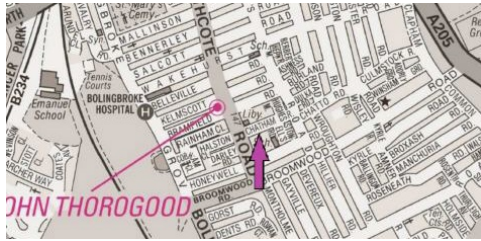
# Chatham Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Victorian Property
- Private Entrance
- Hallway
- 2 Bedrooms
- Bath/Shower Room/WC
- Open-Plan Reception/Kitchen
- Large Roof Garden
- Leasehold
- 794 Sq Ft / 73.7 Sq M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b> (92-100)	<b>A</b> (92-100)	<b>A</b> (92-100)	<b>A</b> (92-100)
<b>B</b> (81-91)	<b>B</b> (81-91)	<b>B</b> (81-91)	<b>B</b> (81-91)
<b>C</b> (69-80)	<b>C</b> (69-80)	<b>C</b> (69-80)	<b>C</b> (69-80)
<b>D</b> (55-68)	<b>D</b> (55-68)	<b>D</b> (55-68)	<b>D</b> (55-68)
<b>E</b> (39-54)	<b>E</b> (39-54)	<b>E</b> (39-54)	<b>E</b> (39-54)
<b>F</b> (21-38)	<b>F</b> (21-38)	<b>F</b> (21-38)	<b>F</b> (21-38)
<b>G</b> (1-20)	<b>G</b> (1-20)	<b>G</b> (1-20)	<b>G</b> (1-20)

Energy Efficiency Rating: Current **58**, Potential **75**  
 Environmental Impact (CO<sub>2</sub>) Rating: Current **53**, Potential **75**

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.

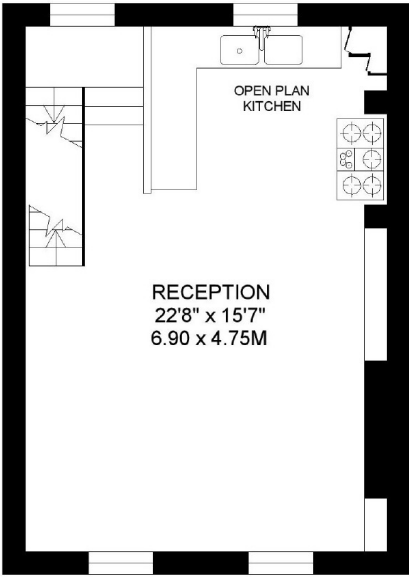
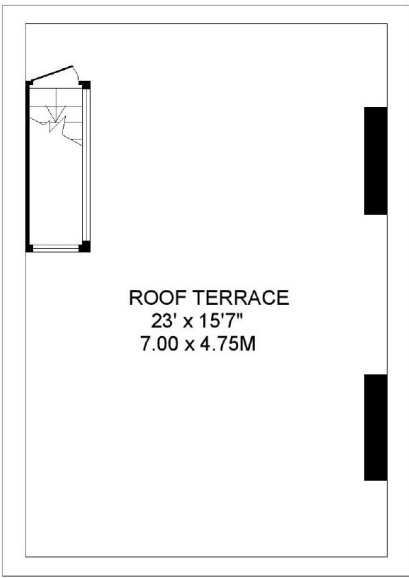
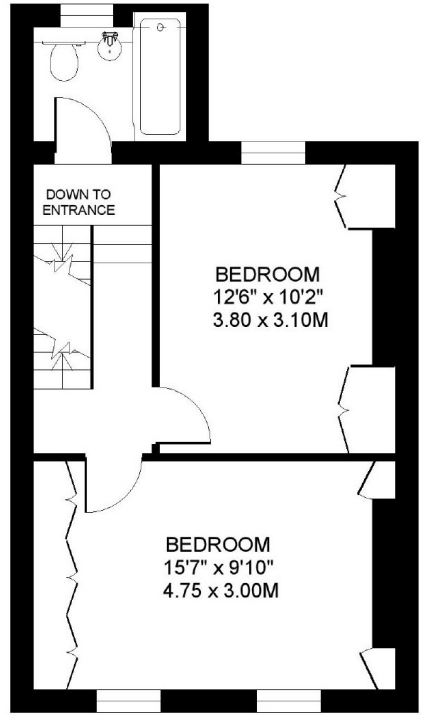
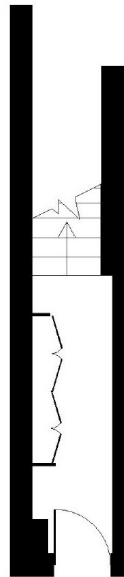


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# CHATHAM ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
**794 SQ.FT / 73.7 SQ.M.**



GROUND FLOOR 50 SQ.FT.    FIRST FLOOR 392 SQ.FT.    SECOND FLOOR 352 SQ.FT.

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