







Impressively proportioned throughout, this wide, six-bedroom Victorian house stands out from the norm with its private former garage, wonderfully wide plot (21') and elegant reception spaces. Situated between the commons close to the ever-popular Honeywell School, about a kilometre from Clapham South tube's direct trains to The City /West End and close to Northcote Road's fashionable parade of shops and restaurants. On the ground floor, the property's wide frontage allows for a generous entrance hall with attractive wide staircase and means that the two receptions rooms are large enough to operate independently; although they could of course be knocked together to create a vast entertaining space. To the rear is an extended kitchen/breakfast room with glass doors to the garden and a delightful conservatory-style dining area. The kitchen itself is fitted in a smart contemporary style with good quality appliances and stone floors with underfloor heating. The garden is north-west facing receiving good afternoon and evening sun. It is mainly lawned with a lovely flowering apple tree alongside the outside dining area. To the side of the garden (behind the neighbouring corner property's garden is the "garage".

handy walk-through access from adjoining Wroughton Road and is therefore ideal for storage of family bikes and gardening equipment. The access currently prevents car use of the "garage", but this could easily be changed and adapted.

Upstairs, the property's natural girth continues and presently provides six bedrooms, all with fitted wardrobes and two bathrooms. There is also a downstairs WC and a very large cellar-utility room which also offers scope for further excavation, if required.

Broomwood Road is a residential street running between the commons, this house being nearer the Clapham Common end and so close to Clapham South tube, although buses (or a slightly longer walk) also give access to Clapham Junction BR station. Good schools for all ages and in both sectors are nearby and this property is within the likely catchment for Honeywell Primary School. The shopping, eating and drinking options of popular Northcote Road are conveniently just a few hundred yards away.





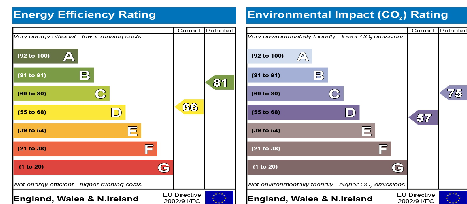
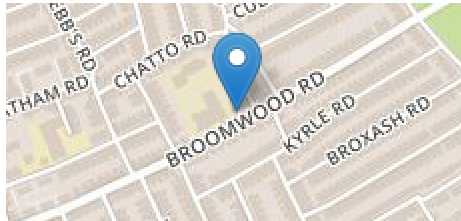
# Broomwood Road

Between the Commons SW11

FOR SALE

## PROPERTY FEATURES

- Victorian House
- Extra Wide
- Extended Kitchen / Dining Room
- Two Reception Rooms
- Rear Access
- Store / Former Garage
- Six Bedrooms
- Two Bathrooms
- Large Cellar
- 2670 Sq Ft / 248 Sq M



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.

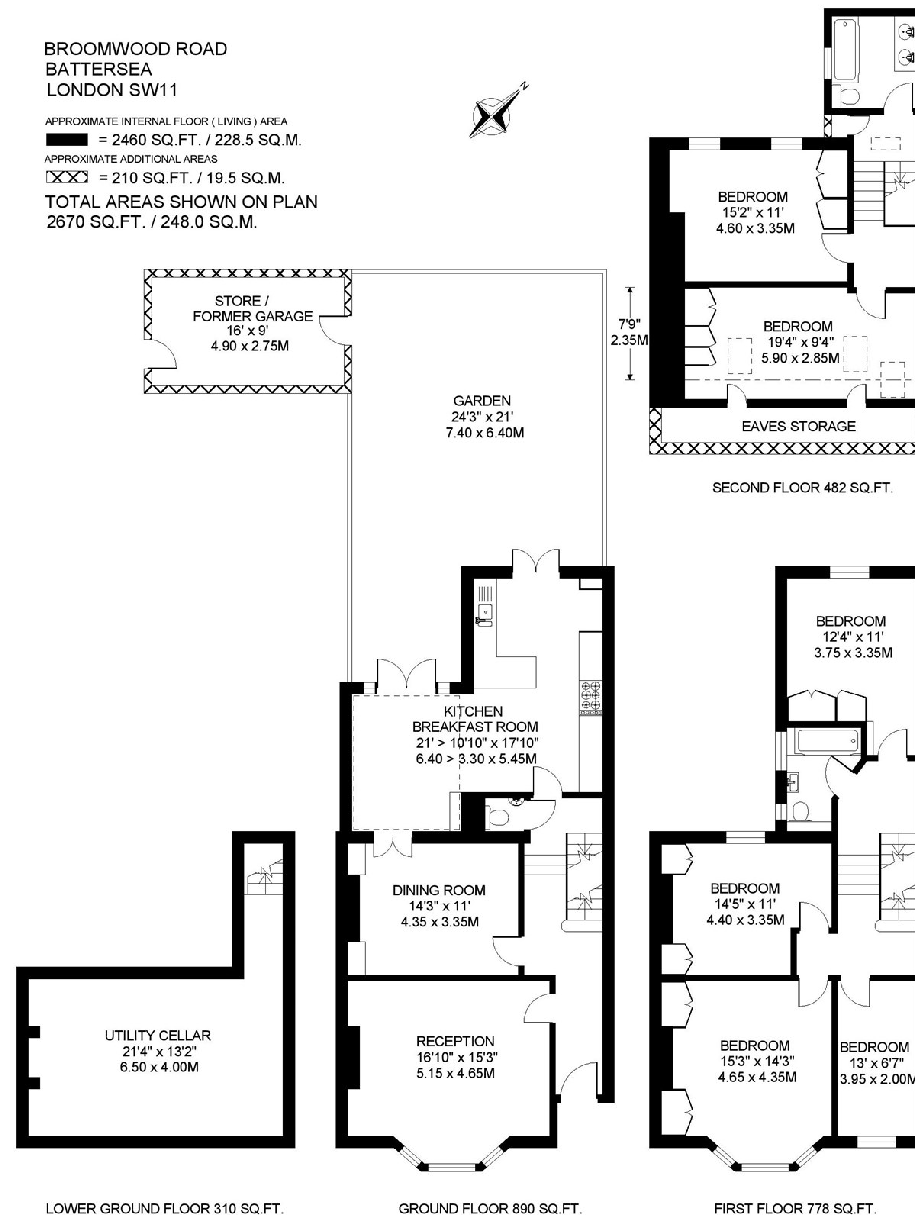


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BROOMWOOD ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 2460 SQ.FT. / 228.5 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
= 210 SQ.FT. / 19.5 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
2670 SQ.FT. / 248.0 SQ.M.



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