

This wide Victorian terraced house is stylishly presented and has a lovely bright feel. Its mature and private landscaped rear garden (29'), extended kitchen and double reception make it ideal for a growing family. The precise location is sheltered from the rail line and is very convenient for St John's Hill's restaurants and shops. Excellent transport links nearby include Clapham Junction station, Wandsworth boat piers to The City/West End and numerous buses.

This stylish Victorian house ticks all the boxes. It has wide and spacious ground floor reception areas with attractive fireplaces and wooden floors, an extended kitchen / dining room with a high-quality, contemporary feel and a well-stocked 29' garden with summer house. There is also a Cloakroom / WC on the ground floor and the basement space is a well-appointed utility room. The potential exists to further extend into the side return which would add substantially to the square footage (STPP).

Upstairs, the four bedrooms are located over two floors and are served by a large family bathroom and two shower

rooms (one en suite), which are beautifully fitted. All the bedrooms have built in storage and the upper bedroom has the added benefit of enormous eaves storage spaces.

Harbut Road is an attractive street in a residential area off St John's Hill and this part of the road is a cul-de-sac. Despite being on the railway line side of the street, the property's precise position is afforded some shelter and protection by some private rail buildings behind and is accordingly quieter than a map might suggest. Transport connections are very close to Clapham Junction Station with direct connections to both The City and The West End. Shopping, restaurants and bars are close by on St John's Hill as are the open spaces of Wandsworth Common and the property is within easy walking distance of the River Thames and the boat piers there accessing The City and West End.

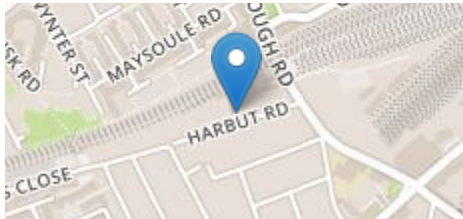


Harbut Road
St John's Hill SW11

FOR SALE

PROPERTY FEATURES

- Victorian House
- Double Reception Room
- Extended Kitchen
- Four Double Bedrooms
- Three Baths / Shower Rooms
- Cloakroom / WC
- 29' Landscaped Garden
- Summer House
- Basement Utility Room
- 1946 Sq Ft / 180.0 Sq M (inc. eaves storage)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Excellent	Passable	Excellent	Passable
<p><i>Very energy efficient - lower running costs</i></p> <p>92 to 100 A 81 to 91 B 69 to 80 C 55 to 68 D 39 to 54 E 21 to 38 F 1 to 20 G</p> <p>54</p>	<p><i>Not energy efficient - higher running costs</i></p> <p>England, Wales & N. Ireland</p> <p>EU Directive 2002/91/EC</p>	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>10 to 100 A 101 to 151 B 152 to 202 C 203 to 253 D 254 to 304 E 305 to 355 F 356 to 406 G</p> <p>48</p>	<p><i>Not environmentally friendly - higher CO₂ emissions</i></p> <p>England, Wales & N. Ireland</p> <p>EU Directive 2006/93/EC</p>

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;

JT | JOHN THOROGOOD

020 7228 7474 | sales@john-thorogood.co.uk
140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



GARDEN
29' x 16'7"
8.85 x 5.05M

HARBUT ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1843 SQ.FT / 171.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS

 = 103 SQ.FT. / 9.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1946 SQ.FT. / 180.8 SQ.M.



CELLAR
23' x 5'5"
7.00 x 1.65M

KITCHEN
DINING ROOM
24'7" x 10'4"
7.50 x 3.15M

BEDROOM
10'4" x 9'8"
3.15 x 2.95M

DOUBLE
RECEPTION
27'3" x 13'2" > 11'4"
8.30 x 4.00 > 3.45M

BEDROOM
12'2" x 11'4"
3.70 x 3.45M

BEDROOM
17'3" x 14'9"
5.30 x 4.50M

BEDROOM
18' x 15'9" > 10'2"
5.50 x 4.80 > 3.10M

EAVES STORAGE

CELLAR
104 SQ.FT.

GROUND FLOOR 700 SQ.FT.

FIRST FLOOR 643 SQ.FT.

COPYRIGHT FLOORPLAN PRODUCED FOR
" JOHN THOROGOOD "
BY FLOORPLANNERS 07801 228850