





With its extra-large double loft conversion and wrap-around kitchen extension, this sizeable home provides 5 bedrooms all with fitted wardrobes and 4 bath/shower rooms (all with under-floor heating, Vola fittings and Duravit sanitary ware). The house is finished to a high standard and has attractive modern decor and carpets.

There are high ornate ceilings in the elegant ground floor double reception room which leads through to the large kitchen which has a generous breakfast bar and modern units. It is well equipped with good quality appliances including an American fridge/freezer and built-in dishwasher. On the first floor there is a superb contemporary master bedroom suite with beautiful bath/shower room tiled in travertine and extensive bespoke wardrobes. Of particular note is a fantastic top floor suite which provides separate sitting and sleeping areas, a Juliette balcony and additional storage. It's currently used for a nanny but equally ideal for a teenager or small child's bedroom.

A large glass roof light and skylights make the top floor bright and airy. Three cupboards on the top floor house built-in laundry appliances, a recently installed Megaflo pressurised water system and the central heating boiler respectively.

This house is between Wandsworth Common and fashionable Northcote Road, which has a huge choice of excellent restaurants, wine bars, specialist shops and a thriving street market. Clapham Junction BR is about half a mile away serving The City/West End whilst Clapham South, Wandsworth Common mainline and local buses routes are also accessible. There are numerous good local schools for all ages and in both sectors, this house being very well situated close to the hugely popular Honeywell and Belleville state primary schools and the recently opened (secondary) Bolingbroke Academy.



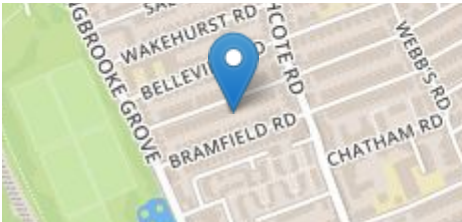
Bramfield Road

Between the Commons SW11

TO LET

PROPERTY FEATURES

- Victorian House
- Double Reception Room
- Extended Kitchen / Dining Room
- Large Tanked Cellar
- 5 Bedrooms (Total)
- 4 Bath/Shower Rooms
- Nanny Suite with sleeping/sitting area.
- Rear Garden
- Available mid July 2018
- 2045 Sq Ft / 190 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient	Least energy costs	Very environmentally friendly	Lowest CO ₂ emissions
A	81	A	78
102 to 109	81	81 to 91	78
81 to 91	68	69 to 80	69
62 to 80		50 to 68	
45 to 61		35 to 49	
29 to 54		22 to 34	
13 to 28		11 to 21	
0 to 12			

Not energy efficient - higher running costs
England, Wales & N.Ireland
EPC Reference: 20002918CC

Not environmentally friendly - higher CO₂ emissions
England, Wales & N.Ireland
EPC Reference: 20002918CC

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



Bramfield Road, SW11
Gross internal area 2045 sq ft/190 sq metres
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