





This wide, well-proportioned Victorian house has a sunny, west-facing garden, large reception rooms and an extended kitchen. It has been beautifully designed, extensively refurbished and decorated in lovely modern tones. It enjoys a peaceful location on a no-through-road and is very convenient for access to Clapham Junction's excellent transport links and St John's Hill's restaurants and shops. The house boasts enviable entertaining space thanks to a wide and spacious ground floor double reception room, which has a pair of matching marble fireplaces (including one working coal effect gas fireplace), original wooden floors and a large bay window; meanwhile at the rear is the kitchen with limestone tile flooring which has been extended into the side return creating a great family dining area. This leads out to a gorgeous contemporary garden, which has been stylishly paved and landscaped and receives superb sun courtesy of its delightful west-facing aspect. The house has been extensively refurbished, restored and very well-maintained by the present

Upstairs, the four double bedrooms (one currently serving as a dressing room) are located over two floors and are served by a bathroom fitted with limestone and slate tiles and under floor heating. There is a large master bedroom to the front of the first floor with built-in wardrobes and window seat and fitted shutters. The spacious top floor bedroom has the added benefit of large eaves storage space and a further shower room en-suite. Harbut Road is an attractive street of Victorian houses in a residential area off St John's Hill and is a no-through road. Transport is excellent with Clapham Junction Station having direct and frequent connections to both The City and The West End. Shopping, restaurants and bars are close by on St John's Hill and Northcote Road as are the open spaces of Wandsworth Common and the property is close to the River Thames and the boat piers there accessing The City and West End. There is a wide choice of private and state schooling for all ages nearby.

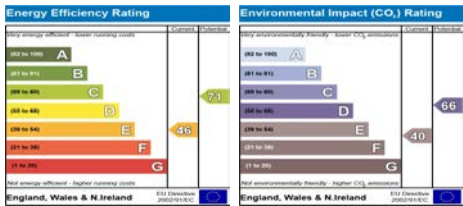
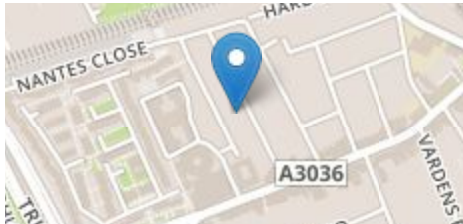


Harbut Road
St. John's Hill SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Wide Double Reception
- Extended Kitchen/Family Room
- West-facing Garden
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- Downstairs WC
- Potential for Rear Extension
- Cellar
- 1840 SQ. FT / 170.9 SQ. M (inc. eaves storage)



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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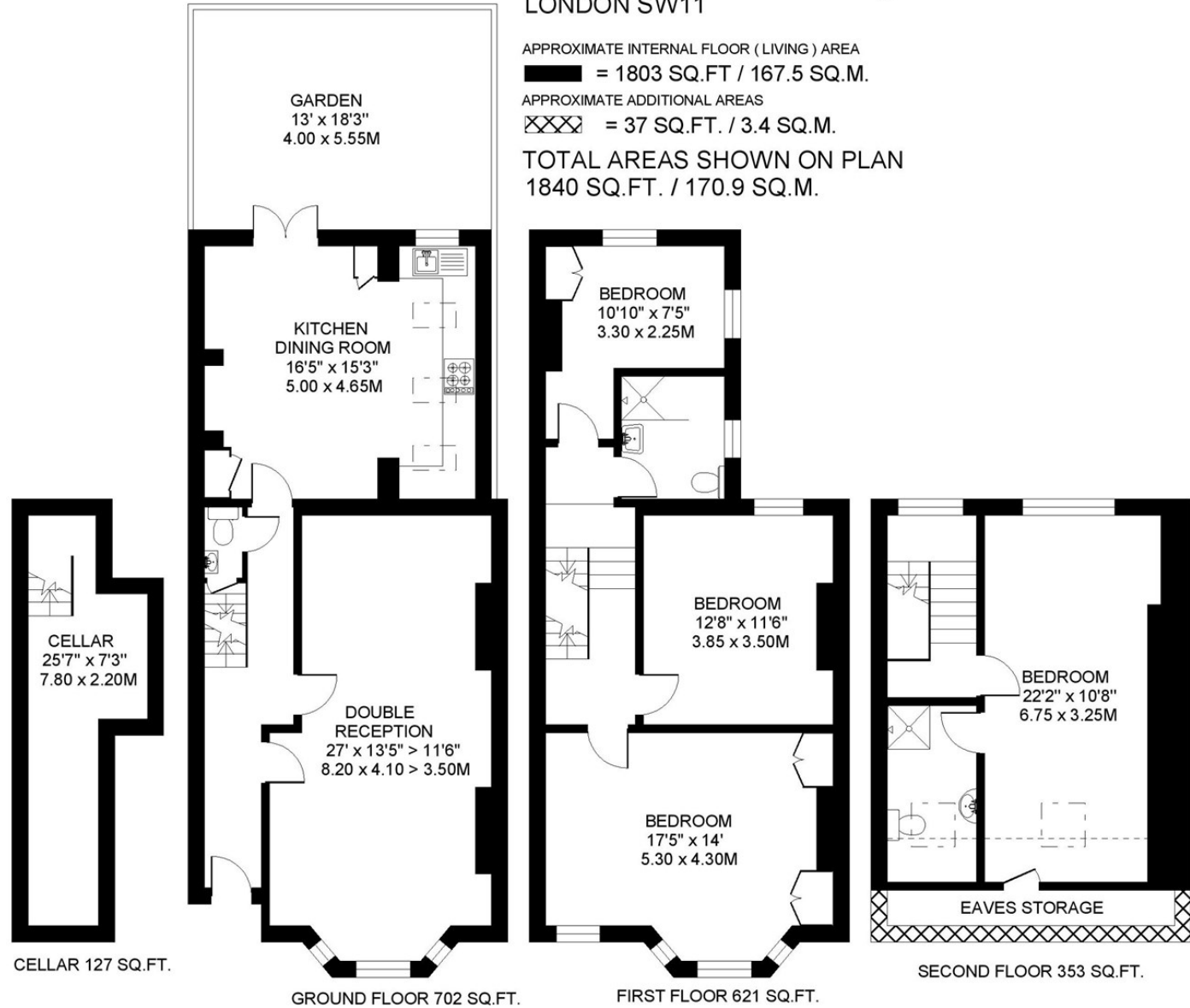
HARBUT ROAD
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1803 SQ.FT / 167.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 37 SQ.FT. / 3.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1840 SQ.FT. / 170.9 SQ.M.



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