





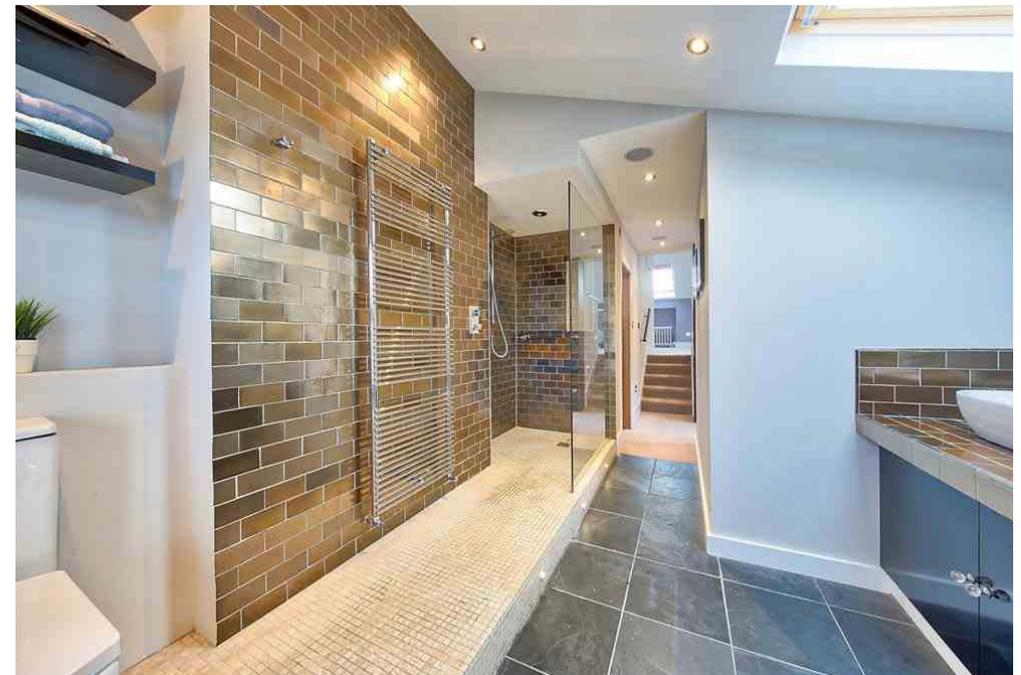
This stylish Victorian house (2000 square feet +), with south-facing garden, converted loft and superb side kitchen extension has been reinvented to provide contemporary luxury in spades. This includes a sumptuous master suite occupying the whole top floor, a huge family bathroom and a generous open-plan study. Situated on the south side of this popular street just off exclusive Clapham Common West Side, it offers direct access to The City/West End via Clapham South tube, and is close to excellent schools and fashionable Northcote Road.

With its emphasis firmly on space, light and boutique-hotel style luxury, this is no ordinary Victorian terraced house. Gone are numerous pokey bedrooms substituted by spacious bathrooms and enlarged open-plan landings and tall doorways. Gone are the long narrow corridors replaced by wider, lighter living spaces. The ground floor living areas are better connected than usual, with the rear half of the reception widening rather than narrowing and this open space leads beautifully through into a stylishly executed side extension to the kitchen and on through folding glass doors to a sunny and modern landscaped garden. The entire space feels designed for entertaining and modern family life with practical touches including a downstairs

utility in the cellar together with a WC.

Upstairs has a similar feel. The middle bedroom has been transformed into a very generous family bathroom complete with bath and separate walk-in shower. The small bathroom on the rear landing has been removed altogether and opened into the hall creating a large landing used as a study space. Last but not least, the entire top floor, including the converted loft, has been devoted to a very special master suite with spacious bedroom, dressing area and another delightful en suite bath/shower room. In addition there is a large bedroom across the full width front of the first floor and another double bedroom to the rear.

Kyrle Road is well situated for both commons, excellent transport facilities via Clapham South, Clapham Junction and Wandsworth Common stations and a number of first-class schools (385m Honeywell School/549m Belleville School). Nearby Northcote Road has excellent restaurants, wine bars, specialist shops and a thriving street market.



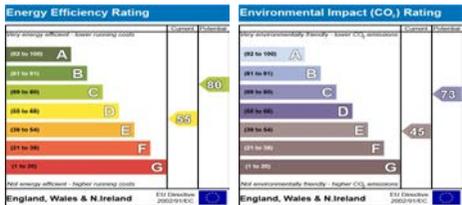
Kyrle Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Family Room
- South-Facing Garden
- 3 Double Bedrooms
- Open-plan Study
- Family Bathroom
- Top Floor Master Suite
- Utility/Cellar/WC
- 2048 SQ.FT./190.23 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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KYRLE ROAD BATTERSEA LONDON SW11



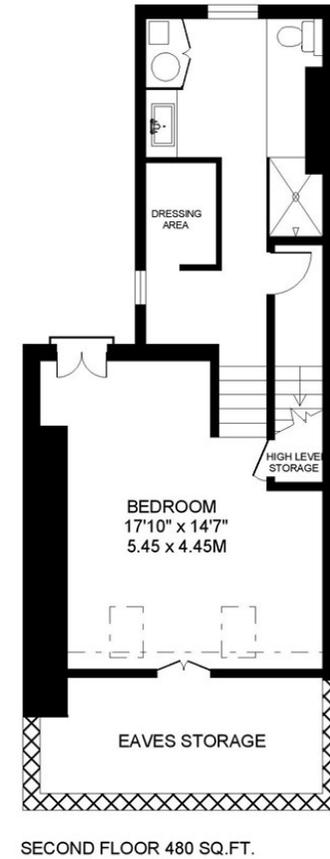
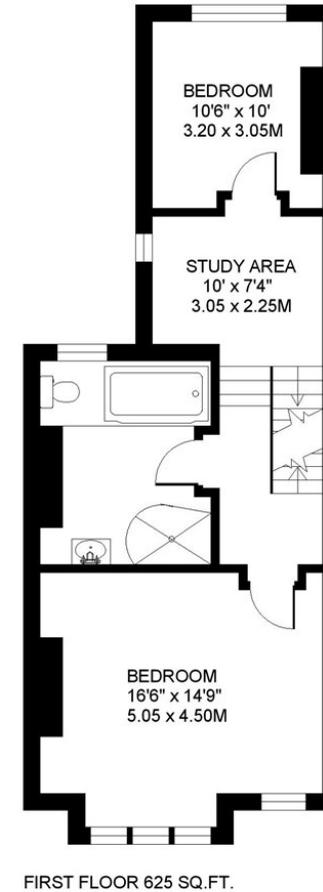
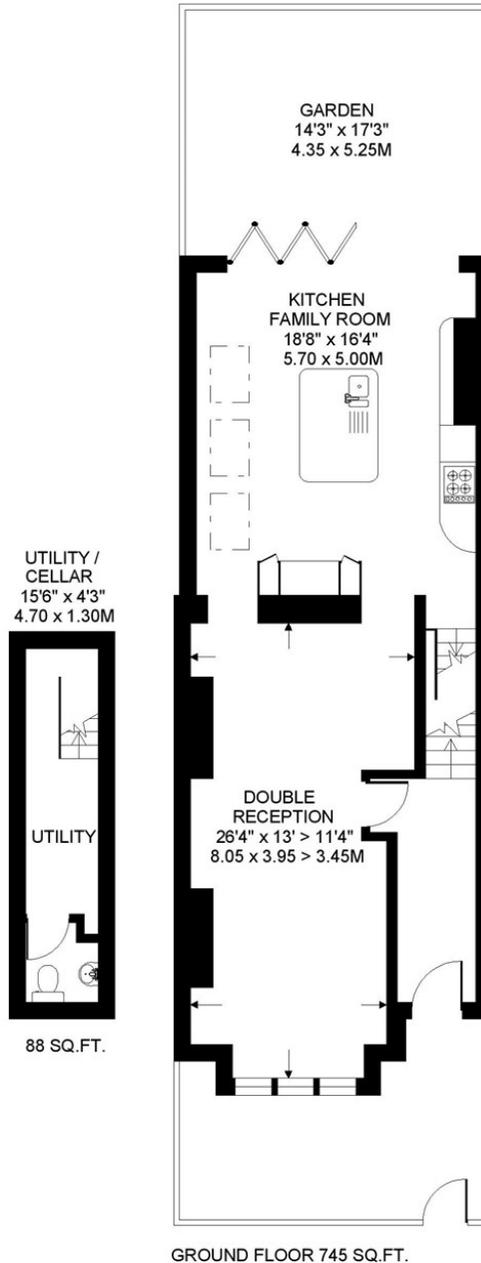
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

█ = 1938 SQ.FT / 180 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 110 SQ.FT. / 10.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2048 SQ.FT. / 190.2 SQ.M.



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