





This grand twin-bayed semi-detached house (c. 1902) with side access, 70ft garden and huge cellar, requires extensive updating but is a wonderful opportunity to design a magnificent family home. It is located in a leafy, exclusive and extremely convenient location just yards from Wandsworth Common, its mainline station and fashionable Bellevue Road.

Set in an extra-wide plot, this superb property has a substantial floor area. It has wonderful proportions throughout and offers huge scope for extension either to the rear of the property or into the vast basement rooms. The house does require extensive modernisation and is loosely arranged as bedsits but retains some marvellous original features including the tessellated entrance hall floor, some attractive fireplaces, ceilings, decorative door pediments and high, moulded skirting boards. The rear garden is large and wide with a beautiful open aspect.

The ground floor provides four reception rooms; two to the front, and two further reception rooms to the back – one an enormous room overlooking the garden which measures 26ft in length. Upstairs, the accommodation is currently arranged as eight bedrooms – four on the first floor and another four on the second. This offers tremendous

flexibility to create a bespoke layout.

Ravenslea Road consists of a variety of mainly Victorian houses and, at this end, some particularly large early-Edwardian family houses of which this is one, occupying a prestigious location just yards from the edge of Wandsworth Common and conveniently situated near to its mainline station. This has direct trains to Victoria and to Westfield Shopping Centre, whilst nearby Clapham South and Balham tube stations provide regular services to The City or West End. There are numerous good state and private schools (795 metres to Honeywell, 1075 metres to Bellevue,) and doctors' surgeries close by and the specialist shops, restaurants and wine-bars of both Northcote and Bellevue Roads can be reached on foot. There is also good road / bus access to Chelsea and Fulham. More extensive shopping facilities are found at Clapham Junction.

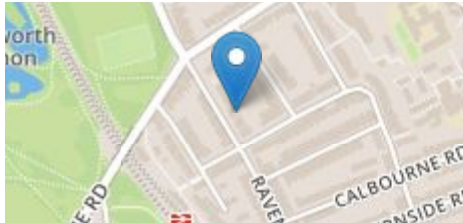


**Ravenslea Road**  
**Wandsworth Common SW12**

**FOR SALE**

**PROPERTY FEATURES**

- Front Garden with Side Access
- Entrance Hall
- Four Reception Rooms
- Kitchen
- Large Garden
- Huge Cellar
- Eight Bedrooms (One currently a kitchen)
- 3 Bath/Shower Rooms
- Cloakroom / WC
- 3720 SQ.FT/345.6 SQ.M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	13-38	F	51-60
G	1-12	G	61-70

The Energy Efficiency Rating is based on the property's energy performance. The Environmental Impact (CO<sub>2</sub>) Rating is based on the property's carbon dioxide emissions.

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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RAVENSLEA ROAD  
 LONDON SW12  
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 3720 SQ.FT / 345.6 SQ.M.



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