

FOR SALE





This wide unextended property with a gloriously sunny and well-established garden has a wide hallway, generous living /entertaining spaces and a tremendous feeling of light and space. It also has great potential to become a substantial family home by extending into the garden and the substantial loft. Situated on a quiet residential street, moments from Clapham Common and the tube at Clapham South.

These lovely wide houses were built circa 1913-1914 by renowned builder of the time Edwin Evans and offer excellent lateral living space compared to their local Victorian counterparts. The original house layout has been adapted to create a modern-open-plan feel to the ground floor by opening the rear reception though to the front and also sideways into the kitchen, creating a spacious and ideal area for modern family living and entertaining. Potential also exists to extend the ground floor accommodation further back into the garden should extra space be desired. Doors open from the rear into the wide garden which receives day-long summer sun from the West and still remains a good size. It is mainly lawned with a patio and an array of mature surrounding shrubs. Off the wide

hallway there is a handy under-stairs WC.

On the first floor are two generous double bedrooms, a smaller third bedroom which usually serves as an excellent study or nursery, and a decent-sized bathroom with WC. The huge loft area, which is currently fully insulated and boarded, provides space for two additional bedrooms and a bathroom with excellent head height provided by the large roof shape.

Roseneath Road is a very popular street running up towards exclusive Clapham Common West Side, ideal for commuters using the tube into the City / West End as Clapham South station is less than half a mile away and the house is just a few hundred yards from the tennis courts, bowling green, café and other recreational facilities of Clapham Common. Close by, there is an excellent choice of local schools in both sectors including Honeywell (493m) and Belleville (681m) state primary schools. Northcote Road, with its wide variety of specialist shops, bars and popular restaurants, is also accessible. More extensive shopping with several supermarkets can be found at Clapham South. There is a residents' parking scheme in Roseneath Road



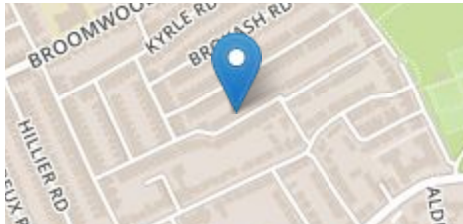
Roseneath Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Wide Hallway
- 2 Reception Rooms
- Kitchen
- Downstairs WC
- 3 Bedrooms
- Bath/Shower Room/WC
- 31' x 21' Rear Garden
- Large Loft Space
- Potential for Extension
- 1857 SQ.FT. / 175.2 SQ.M. (inc. loft)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	86	A	64
B		B	
C	64	C	
D		D	67
E		E	
F		F	
G		G	

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;



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



ROSENEATH ROAD
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA

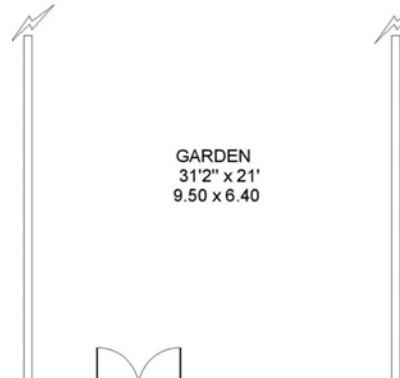
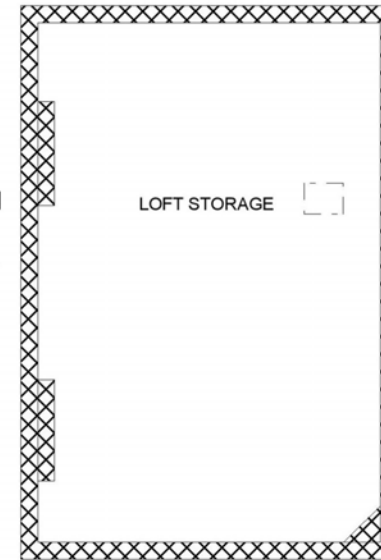
1250 SQ.FT / 116.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

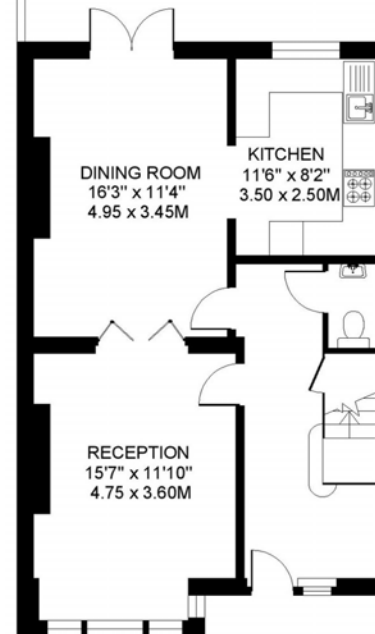
XXXX = 607 SQ.FT. / 56.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN

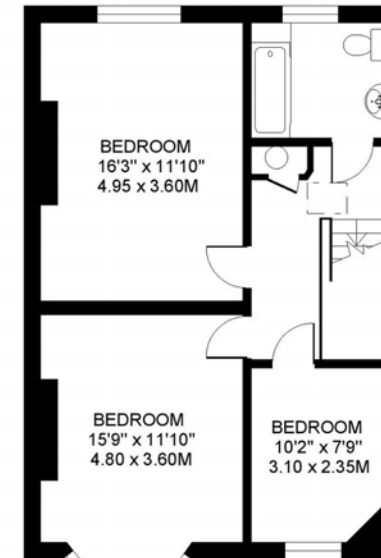
1857 SQ.FT. / 172.5 SQ.M.



GARDEN
31'2" x 21'
9.50 x 6.40



GROUND FLOOR 630 SQ.FT.



FIRST FLOOR 620 SQ.FT.

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