

FOR SALE





This substantial, extra-wide house has a full basement extension and a delightful rear aspect over adjoining gardens. With exceptional reception space, five bedrooms and three bath/shower rooms, it's ideal for a growing family. Quietly positioned off Clapham Common close to excellent schools and about three quarters of a mile from good tube/train connections at Clapham Junction and Clapham South. It is offered with no forward chain. Viewings from the 1st of October.

This extra-wide Edwardian house has a completely open-plan ground floor reception space with oak flooring throughout and is both light and spacious. Double doors open into the rear garden and there is also a well-appointed rear kitchen, which has potential for a side extension. A full basement extension with under-floor heating throughout, has created a large family room/cinema room, a utility room, a shower room, a study/music room (bedroom 5) - which has sound insulation in door and walls - and good wine storage. The rear garden is mainly

decked and has a lovely open aspect backing onto the gardens of the adjoining streets. The master bedroom, on the top floor, benefits from an en-suite bathroom and masses of eaves storage. On the first floor are two large bedrooms with fitted wardrobes (one of which has a built-in pull down bed), a family bathroom, with both bath and shower, and a further bedroom to the front. Wakehurst Road runs immediately off Clapham Common and is close to Northcote Road with its specialist shops, bars and restaurants. There are a number of good primary, secondary and nursery schools nearby including the highly-rated Belleville (355m) and Honeywell (482m) State Primary schools, plus Thomas' Parkgate and Eaton House in the private sector. The open spaces and recreational facilities of Clapham Common are within a few hundred metres whilst Clapham Junction station and Clapham South tube are a short distance away, providing direct services to The City and West End.



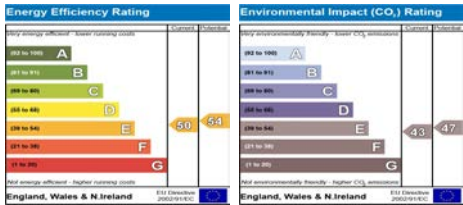
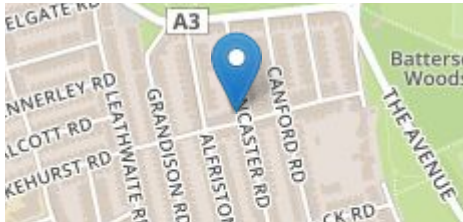
Wakehurst Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Open-Plan Reception Room
- Kitchen
- Basement Family/Cinema Room
- Master Bedroom Suite
- 5 Bedrooms (Total)
- 3 Bath/Shower Rooms (Total)
- Utility Room
- Rear Garden
- Potential for side return
- 2308 Sq Ft/214.3 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;



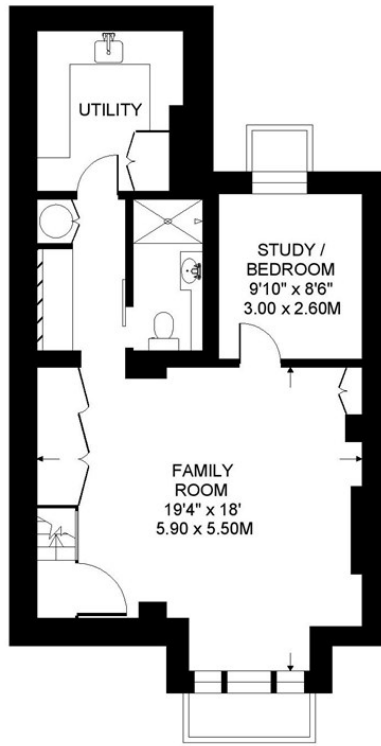
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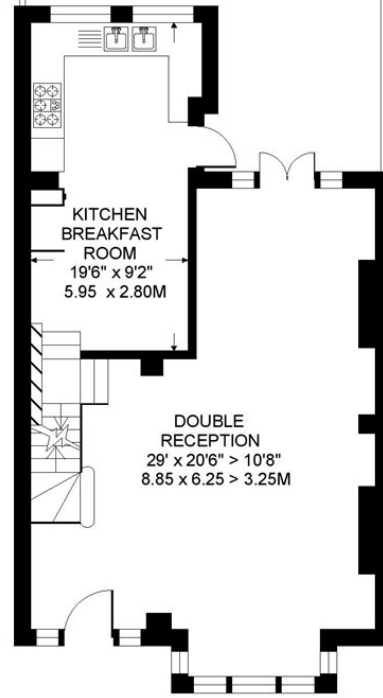
WAKEHURST ROAD
BATTERSEA
LONDON SW11



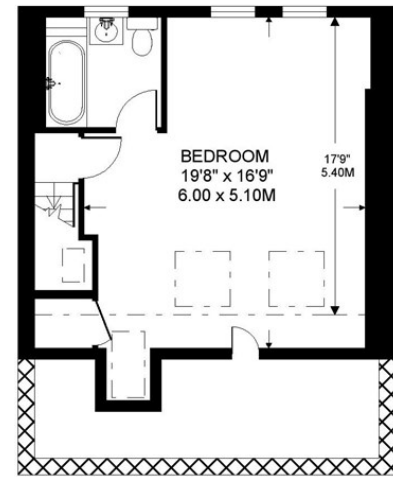
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2200 SQ.FT. / 204.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 108 SQ.FT. / 10.0 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2308 SQ.FT. / 214.3 SQ.M.



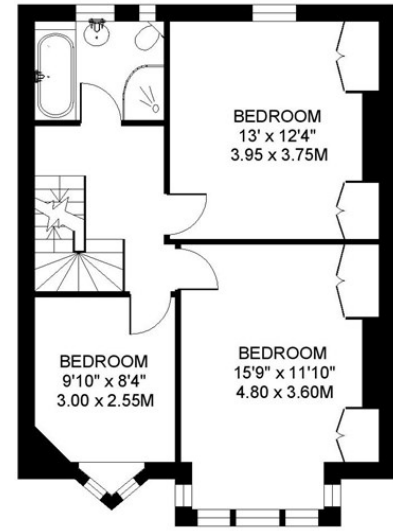
LOWER GROUND FLOOR 593 SQ.FT.



GROUND FLOOR 656 SQ.FT.



SECOND FLOOR 393 SQ.FT.



FIRST FLOOR 558 SQ.FT.

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