





Incredibly rare, this semi-basement Victorian home offers a seductive blend of style and flexible living, with two floors of entertaining space, three double bedrooms and a landscaped 40ft SW-facing garden. All this in a super-convenient location just off Northcote Road and Battersea Rise.

This mid-Victorian house (c.1864) offers a break from the norm, with two floors of all-important living space providing greater flexibility for a couple or young family. The double reception room on the raised ground floor boasts a period fireplace and ceiling detailing and provides access to the garden via full-height French windows. Downstairs, there's a valuable extra sitting/family room off the kitchen with plenty of fitted storage. Both rooms feature walnut flooring and a cool contemporary palette. The kitchen has a large array of wall and floor units topped with granite worksurfaces, and there's a large island unit which has been adapted into a breakfast bar to seat four. Beyond, a handy downstairs WC doubles as a utility room, and offers secondary external access.

The garden also presents a pleasant surprise: facing south-west, it's sunnier than most and, at over 40 feet in length, certainly longer. It's also been beautifully landscaped: the

decking – fitted with stylish uplighters – leads to a separate al-fresco dining area framed by raised hardwood flowerbed borders.

Upstairs, the large family bathroom has been given the full treatment: its sleek look augmented by both bath and separate shower. The master bedroom features full-width fitted wardrobes and its own en suite shower room. On the second floor there are two further double bedrooms, again with built-in storage. The house also features double-glazed sash windows throughout.

Auckland Road is situated on the area known as Between the Commons in a super-convenient location. Clapham Junction station is within a quarter of a mile offering regular trains to The City, West End and all sides of London plus regular buses and Santander bikes. Fashionable Northcote Road's array of restaurants, cafes and specialist shops is almost on the doorstep. Along with that excellent schools, both in state and private sectors, and nurseries are close by.



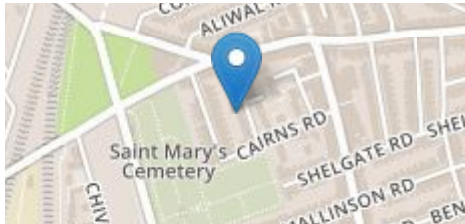
# Auckland Road

## Clapham Junction SW11

**FOR SALE**

### PROPERTY FEATURES

- Double Reception Room
- Kitchen/Breakfast Room
- Family Room
- WC/Utility Room
- Master Bedroom
- En Suite Shower Room
- Large Family Bathroom
- 2 Further Double Bedrooms
- 41' SW-Facing Garden
- 1462 SQ.FT/135.8 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	21-38	F	51-60
G	1-20	G	61-70

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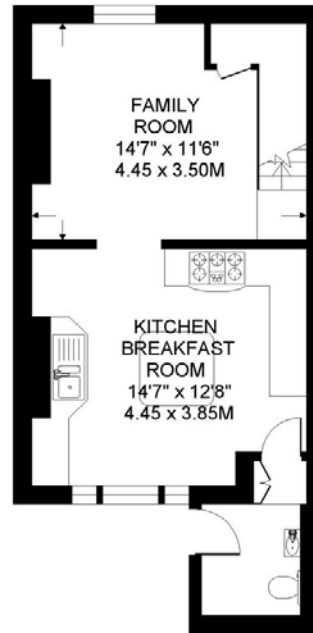
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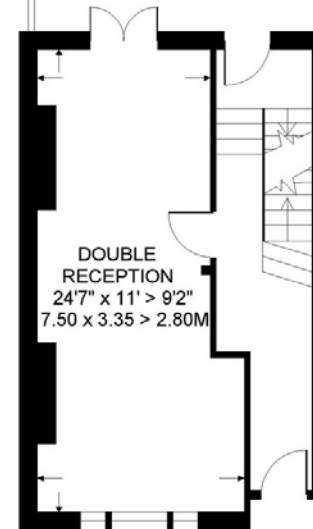
AUCKLAND ROAD, SW11  
 APPROXIMATE INTERNAL FLOOR AREA  
 1462 SQ.FT / 135.8 SQ.M.



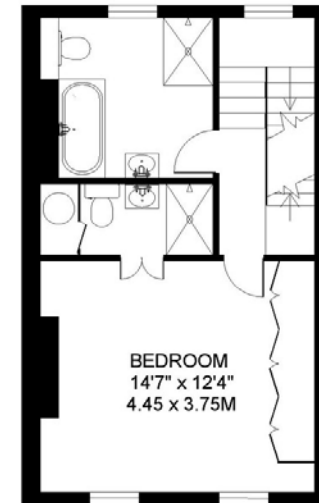
GARDEN  
 41' x 15'  
 12.50 x 4.60M



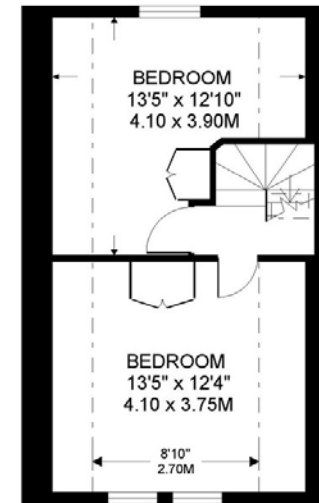
LOWER GROUND FLOOR 408 SQ.FT



RAISED GROUND FLOOR 362 SQ.FT



FIRST FLOOR 367 SQ.FT



SECOND FLOOR 347 SQ.FT

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