





An excellent side extension to this 'natural 4 bedroom' Victorian house of over 2000 square feet, has created a superb family living/dining area leading to a sunny garden, whilst the converted loft adds a further sitting room or potential for more bedrooms. Positioned in the current catchment for Belleville (248m) and Honeywell (305m) Primary schools plus Bolingbroke Academy (secondary), the house sits between Wandsworth Common and fashionable Northcote Road, about half a mile from Clapham Junction.

This terraced bay-fronted 2½-storey Victorian house is light, spacious and neutrally decorated throughout and retains lovely original features including high ornate ceilings, fireplaces, doors and windows. The side extension to the kitchen has been completed within the last 2 years and has smart Shaker-style kitchen units, stainless steel appliances, a breakfast bar and ample space for sitting and dining areas. It also has full width glazed folding doors to the garden which has been laid with artificial grass and benefits from excellent afternoon

later part being something the houses on the other side of the street miss out on! There is also a handy storage cellar beneath the hall.

Upstairs there are four original double bedrooms with the partially converted open-plan loft room providing a further sitting room (ideal for older children or as a studio). Minor works could adapt this into a fifth bedroom or further extension could enable an extra bath/shower room to add to the two existing ones which are practically positioned on each of the rear landings.

Kelmescott Road is an attractive tree-lined street runs either side of fashionable Northcote Road's parade of restaurants and specialist shops, this house being on the section closer to leafy Wandsworth Common. Excellent schools from nursery to secondary school age abound in the area. The recreational facilities all around Clapham and Wandsworth Commons are excellent and there are good buses, train stations and Santander bikes within reach.



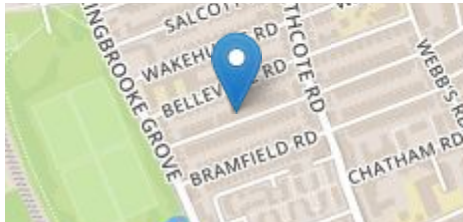
Kelmscott Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Family Room
- NW-facing Garden
- Four Double Bedrooms
- Loft Sitting Room
- 2 Bath/Shower Rooms
- Cellar
- School Catchment Area
- 2087 SQ.FT./193.8 SQ.M



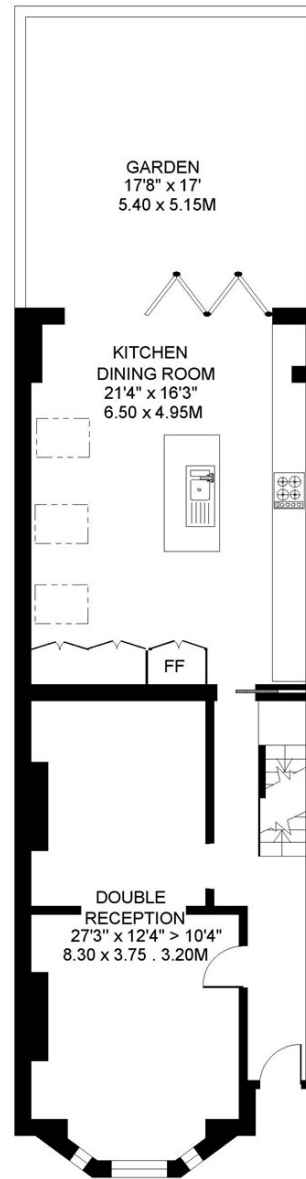
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70

Energy Efficiency Rating: 64 (Band D)
Environmental Impact (CO₂) Rating: 63 (Band D)

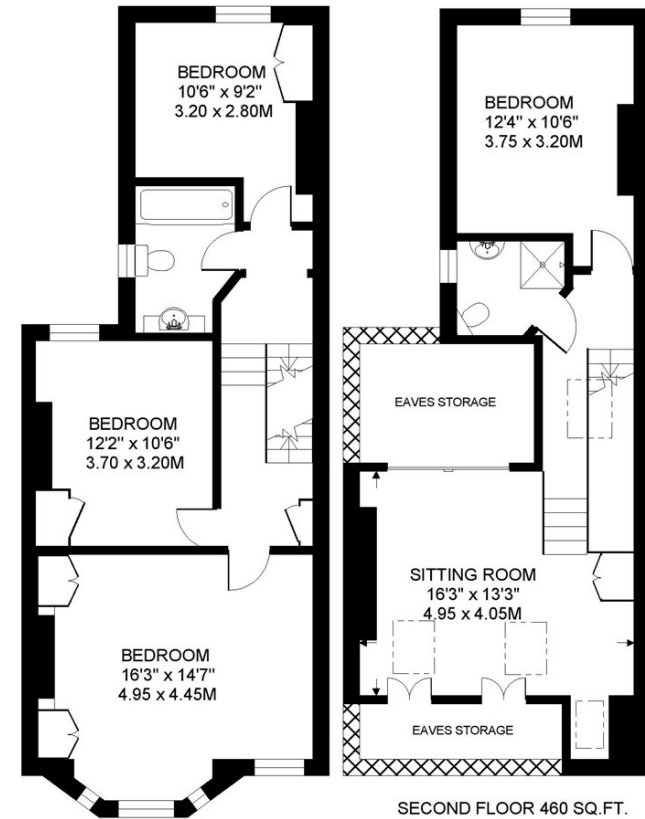
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GROUND FLOOR 770 SQ.FT.



FIRST FLOOR 620 SQ.FT.

SECOND FLOOR 460 SQ.FT.

KELMSCOTT ROAD
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1975 SQ.FT / 183.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
▨ = 112 SQ.FT. / 10.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2087 SQ.FT. / 193.8 SQ.M.



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