





Sitting on an extremely wide plot with huge potential for extension to the side, loft and basement, this substantially wide Victorian family house also has a large, sunny garden and private side access. Recently decorated and carpeted, and offered with no chain it's ready for occupation and ripe for further development. Close to excellent schools, fashionable Northcote Road and Clapham South's direct tubes to The City/West End.

If you're keen on designing and extending your own property, then prepare for a field day. This is no ordinary terraced house and the proportions of this property, together with the dimensions of its plot, offer unique and mouth-watering possibilities for ground floor extension. The property also has an ever-widening and private side passage, the front of which would be ideal for a bike store and the rear of which could be incorporated into the living space, allowing one lucky buyer to create something very special indeed. The extra-wide garden is again rare for the area and has a nice open aspect with good summer sun flooding the garden in the afternoons and evenings.

Upstairs there are four bedrooms and a bathroom, all on one floor, with excellent potential to go into both loft spaces

and add a whole new floor on top, subject to obtaining the usual consents. The lofts alone would add in the region of 780 further square feet. The basement runs under the full width of the front of the house and if someone was interested in fully converting it, could potentially allow side light-wells as well as front.

The property has recently been refurbished including redecoration, re-wiring, new consumer unit, new carpets and new boiler and is in ideal condition for a buyer to move in and plan their next steps.

The house is adjacent to the hugely popular Thomas' Clapham prep school but is also close to Honeywell state primary school (203m to Honeywell School/ 398m to Belleville School). There are many other excellent state and private schools and nurseries nearby. Nearby fashionable Northcote Road has a wonderful array of specialist shops, cafes, bars and restaurants. Northern Line tubes can be found at Clapham south (half a mile away) whilst Wandsworth Common, Clapham Junction and the 319 bus are also within reach.



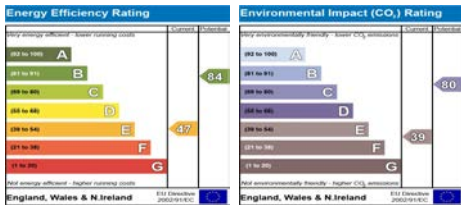
# Broomwood Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Semi-detached House
- Extra-wide
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- Large Garden (25'x38')
- 4 Bedrooms
- Large Cellar
- Huge Loft
- 1972 SQ.FT/183.2 SQ.M + POTENTIAL



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

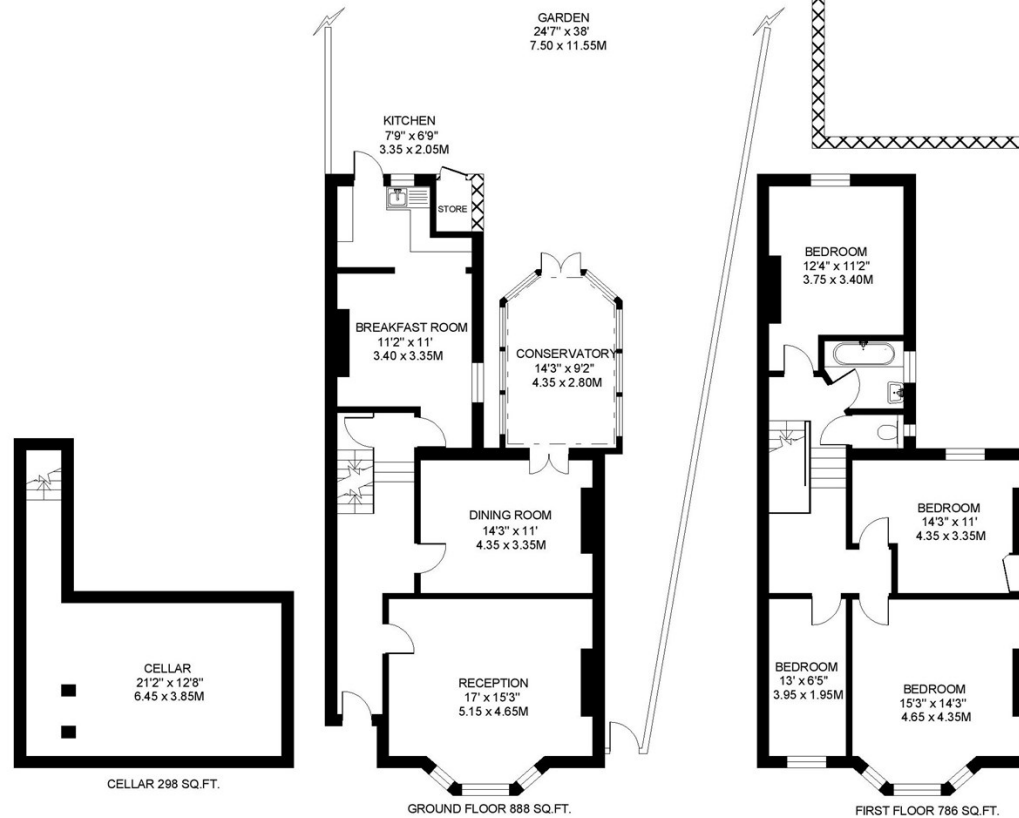
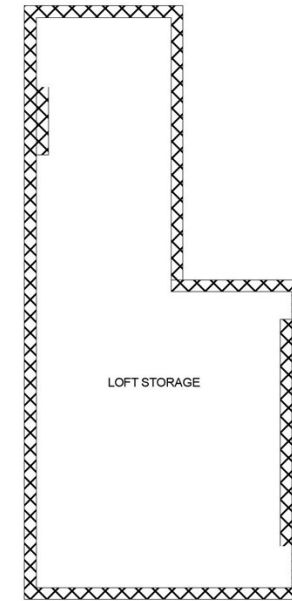


BROOMWOOD ROAD  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 1972 SQ.FT / 183.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
[XX] = 778 SQ.FT. / 72.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2750 SQ.FT. / 255.4 SQ.M.



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