





This outstanding contemporary-designed two bedroom, two bathroom garden flat has been comprehensively re-invented with flair, a meticulous attention to detail and a high-quality finish throughout. It is situated directly off fashionable Northcote Road's parade of boutiques, café/bars and restaurants, a stone's throw from Wandsworth Common and half a mile from Clapham Junction's excellent transport links. This exquisitely designed apartment occupies the whole ground floor, garden and cellar of an attractive Victorian terraced house converted into 2 flats, each with a share of the freehold. With cutting-edge design touches and an exceptional layout, courtesy of its Italian architect-designer, it is perfect for a couple or young family. There are double-glazed windows throughout and the whole property was re-wired and re-plumbed during renovation. It has also been re-laid on a new concrete base with "wet" under-floor heating and a super-stylish Porcelanosa tiled floor both of which run throughout the flat, the tiles even continuing out to the garden. The master bedroom is wonderfully shaped to provide an excellent walk-in wardrobe and a beautiful shower room (by West One bathrooms), both en suite. This main bedroom is set to the rear of the property with south-facing doors to a small walled courtyard, the front bedroom benefitting from the large bay window and full-height wardrobes. Both bedrooms have cleverly-created, extensive high-level storage. There is a further stylish family bathroom/WC (also by West One) off the rear hall.

To the rear of the property, with wonderful full-height folding doors to the garden, is a sizeable, open-plan living/kitchen/dining room, where the property has been extended to both the side and the rear. Again, style and practicality have been

well considered and, complimenting the sleek Smallbone kitchen and high-quality appliances, there is extensive storage for family living. The cellar has further been made into a useful utility area with further storage area for wine. The tiled garden receives great day-long sun, facing almost due south. It has been nicely landscaped and attractively planted and has a lovely open feel not being overlooked at all from behind.

Bramfield Road lies in the heart of the area known as 'Between the Commons' and runs immediately off Northcote Road. Mainline stations are at Clapham Junction and Wandsworth Common whilst there is a Northern Line Station at Clapham South and numerous bus routes converging nearby. Excellent local schools abound in both sectors and for all ages but Honeywell, Belleville (both primary) and Bolingbroke Academy (Secondary) are importantly close by. Wandsworth Common and Clapham Common offer lovely open green spaces and recreational facilities, whilst the popular shopping, eating and drinking choices of Northcote Road begin just a stone's throw away.



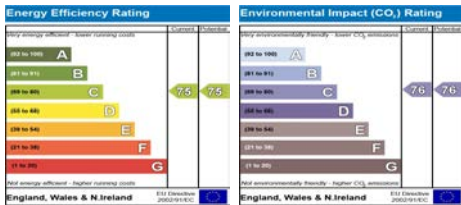
# Bramfield Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Entrance Hall
- Master Bedroom
- Dressing Room En Suite
- Shower Room En Suite
- 2nd Double Bedroom
- Living/Dining/Kitchen
- South-Facing Garden
- Cellar/Utility Room
- Extensive Storage
- 815 SQ.FT / 75.7 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:

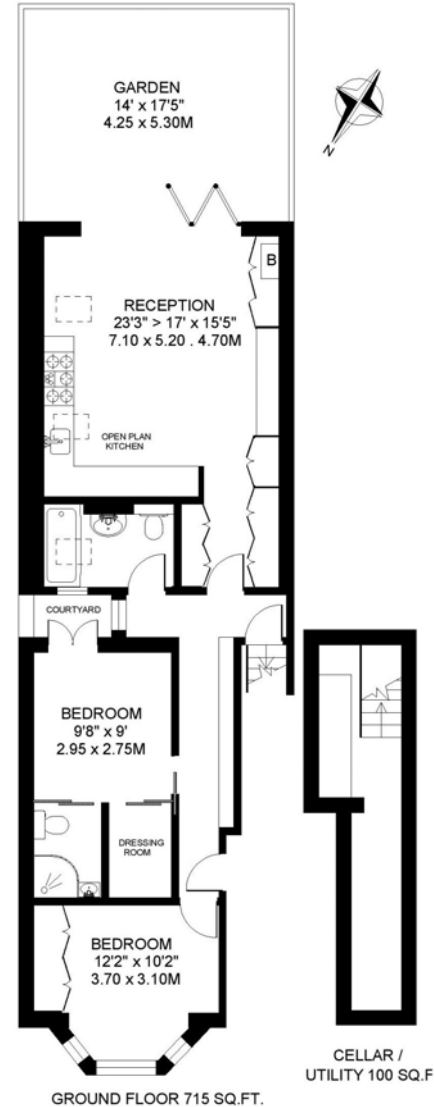


020 7228 7474 | sales@john-thorogood.co.uk  
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



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APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
815 SQ.FT / 75.7 SQ.M.



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