




Mallinson Road
Between the Commons
SW11

FOR SALE

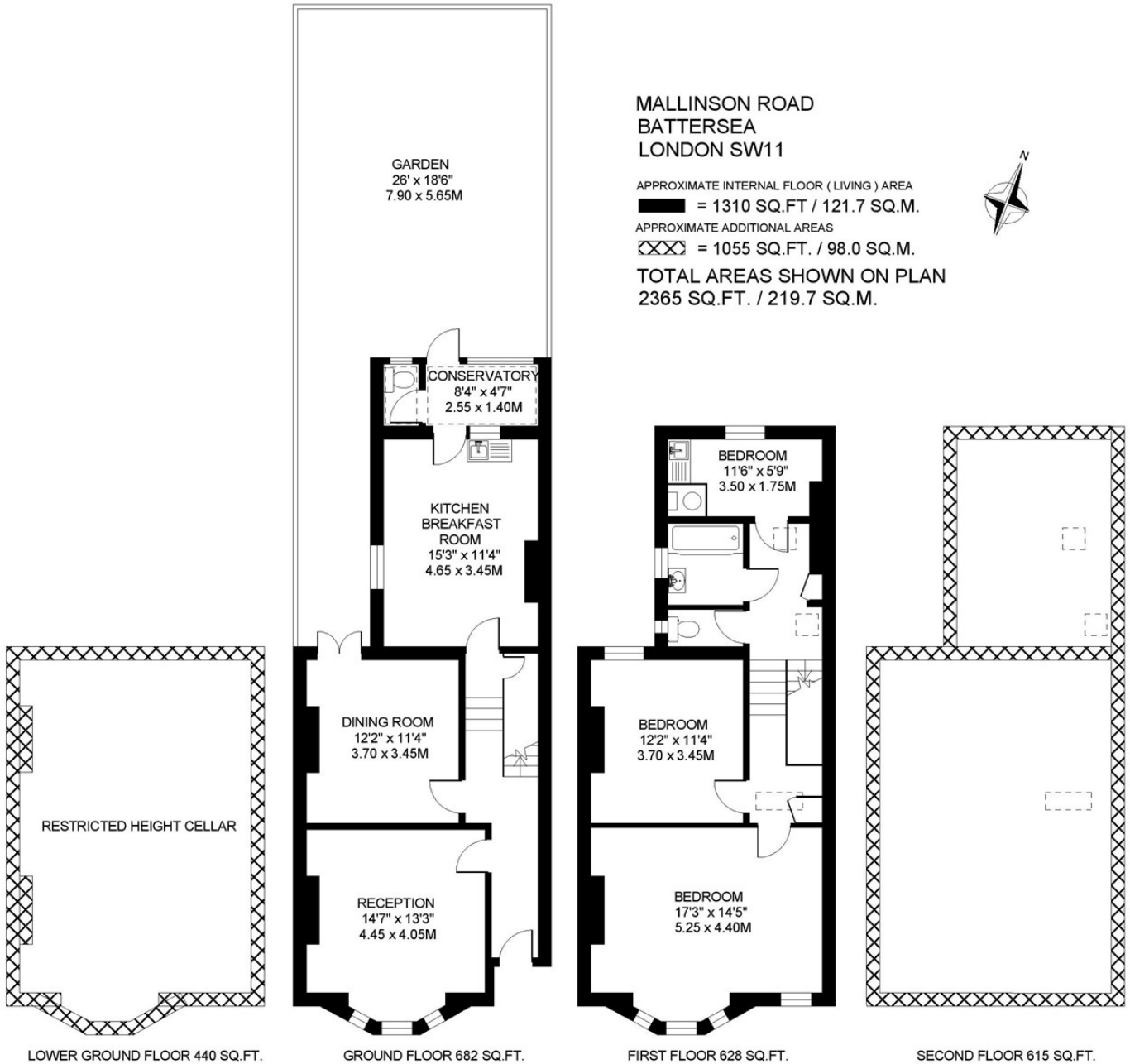
This prime street comprises varying Victorian architectural styles and this unmodernised example is a natural 3 bedder with a twist! Built wider than the average, its inverted "London" roof enables front and rear mansard extensions (that's a bigger loft conversion in lay terms). Extend the kitchen and the already large basement, subject to consents as always, and you'll create a fabulous 5/6 bed family home within striking distance of Wandsworth Common, just off Northcote Road's star attractions, close to Belleville School and a quarter mile from Clapham Junction.

MALLINSON ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1310 SQ.FT / 121.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 1055 SQ.FT. / 98.0 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2365 SQ.FT. / 219.7 SQ.M.



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 "JOHN THOROGOOD"
 BY FLOORPLANNERS 07801 228850



PROPERTY FEATURES

- Entrance Hall
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom/ WC
- Conservatory
- 26' x 19' Rear Garden
- 3 Bedrooms
- Bathroom+ WC
- Potential for Double Mansard Loft Extension
- 1310 SQ.FT/ 121.7 SQ.MT + Development

VIEWING BY APPOINTMENT ONLY

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 solicitor to avoid a wasted journey.

