





Wakehurst Road
Between the Commons
SW11

FOR SALE

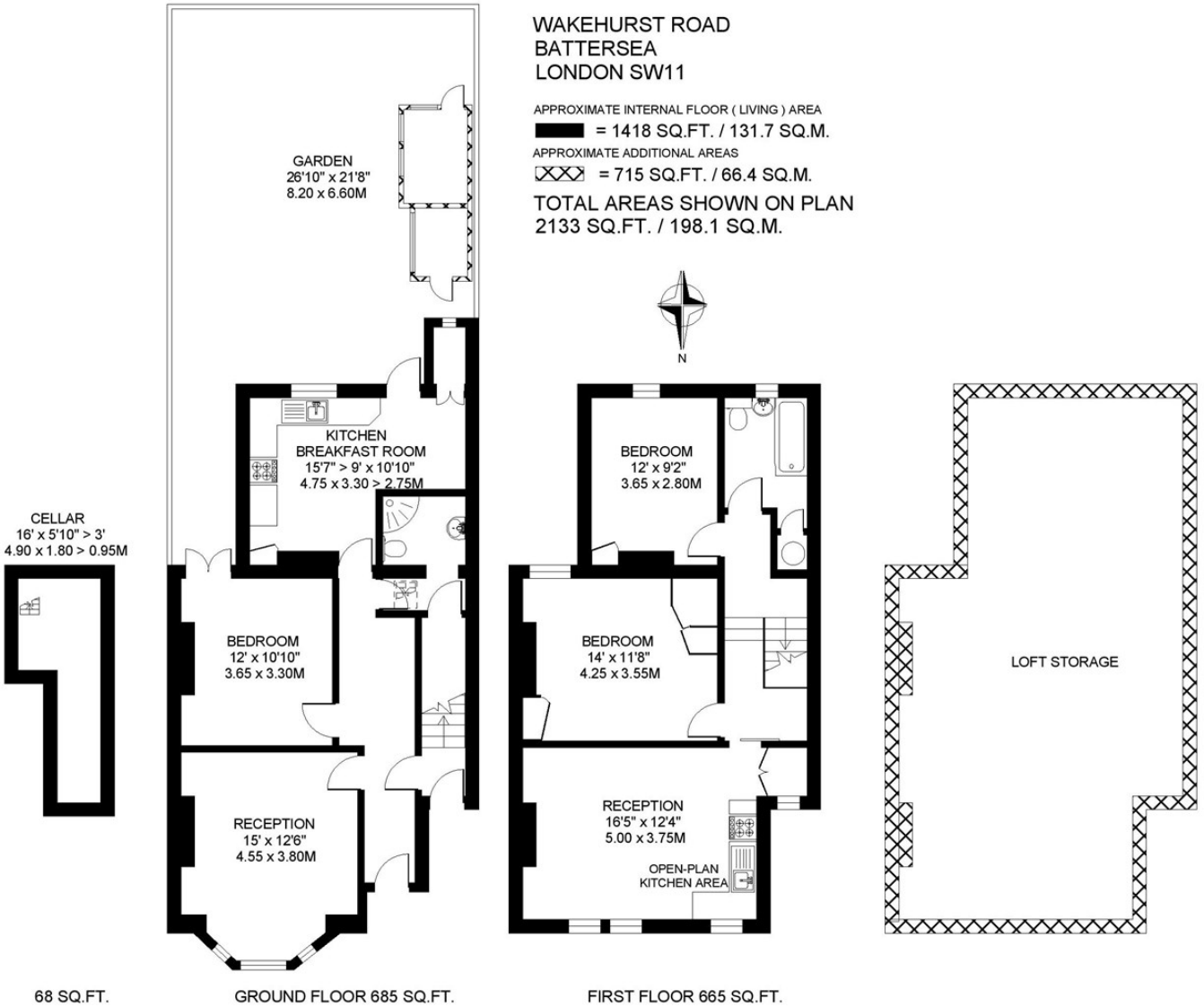
This substantially wide (22'), unextended Victorian house with south-facing garden offers huge scope for extension into the loft, side return and basement. It is situated in a prime spot off Wandsworth Common, Northcote Road's shops and bar/restaurants, and within the current catchment of the highly-rated Belleville School, about a quarter mile from Clapham Junction.

WAKEHURST ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1418 SQ.FT. / 131.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 715 SQ.FT. / 66.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2133 SQ.FT. / 198.1 SQ.M.



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 " JOHN THOROGOOD "
 BY FLOORPLANNERS 07801 228850

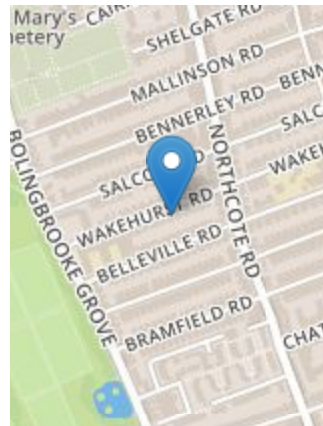


PROPERTY FEATURES

- 2 Entrances
- Hall
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Cellar
- 27" x 22" Rear Garden
- 3 Double Bedrooms
- 2 Bath/Shower Room/WCs
- Potential for Extension
- 1418 SQ.FT/131.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(1 to 38)	G		
Not energy efficient - higher running costs		57	63
England, Wales & N.Ireland		EPC Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(1 to 38)	G		
Not environmentally friendly - higher CO ₂ emissions		51	57
England, Wales & N.Ireland		EPC Directive 2002/91/EC	