





This uniquely-designed, fully-extended Victorian family house of over 2000 square feet, sits just yards from the highly sought-after Honeywell Primary School on a quiet, prime street between the commons. With a huge open-plan living space, a double-height vaulted bedroom with mezzanine, and a full-length roof terrace, it offers individuality and style in spades. Clapham South and Clapham Junction are nearby as are excellent schools, fashionable Northcote Road and both commons.

With some unusually spacious rooms and a wonderfully light feel throughout, courtesy of its unique design, this delightful family home will suit someone looking for something a little out of the ordinary. Its ground floor hallway has been made open-plan to the reception rooms making for a wonderfully wide and spacious living/entertaining area. The kitchen has been extended to the side to create a further family living space and the garden has been beautifully landscaped and is very open to the west to receive lovely afternoon sun. There are practical spaces too in the form of a ground floor utility room and a cellar with good head-height.

Upstairs there are four double bedrooms and three bath/shower rooms. One of the rear bedrooms has been

made double-height with huge windows and an amazingly high vaulted ceiling and, complete with a mezzanine sleeping area and en-suite shower, it makes an amazing room for a child who likes spending time with friends. The top bedroom (converted from the large attic) is generous in size too and also has windows and doors onto a fabulous full-length-roof terrace which has panoramic views and day-long sun. This still leaves space for a good-size master bedroom with adjacent bathroom and further double bedroom on the first floor.

Honeywell Road is located off Northcote Road and between Clapham and Wandsworth Commons. Good schools in both the state and private sectors are nearby and this property is in the catchment of the outstanding-rated Honeywell Primary School (105m away). Transport connections can be found at Clapham South (underground) and Clapham Junction (overground). The shops, bars and restaurants of fashionable Northcote Road are within a few hundred yards, as are the recreational facilities of both commons.



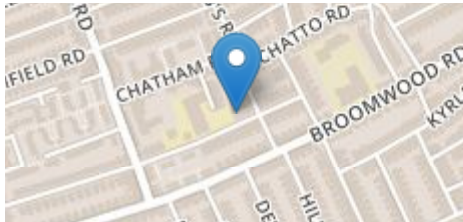
Honeywell Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Open-Plan Reception Room
- Kitchen/Family Room
- 27' Landscaped Garden
- Utility Room
- Double-Height Rear Bedroom
- 4 Double Bedrooms
- 3 Bath/Shower Rooms
- Roof Terrace
- Honeywell Catchment
- 2020 SQ.FT/187.6 SQ.M



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|-----------|-----------|
| Very energy efficient - lower running costs | Ambient | Excellent | Very environmentally friendly - lower CO ₂ emissions | Excellent | Excellent |
| (92 to 100) | A | | (92 to 100) | A | |
| (81 to 91) | B | | (81 to 91) | B | |
| (69 to 80) | C | | (69 to 80) | C | |
| (55 to 68) | D | | (55 to 68) | D | |
| (48 to 54) | E | 56 | (48 to 54) | E | 46 |
| (39 to 47) | F | | (39 to 47) | F | |
| (35 to 38) | G | | (35 to 38) | G | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England, Wales & N.Ireland | | | England, Wales & N.Ireland | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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:

JT | JOHN THOROGOOD

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

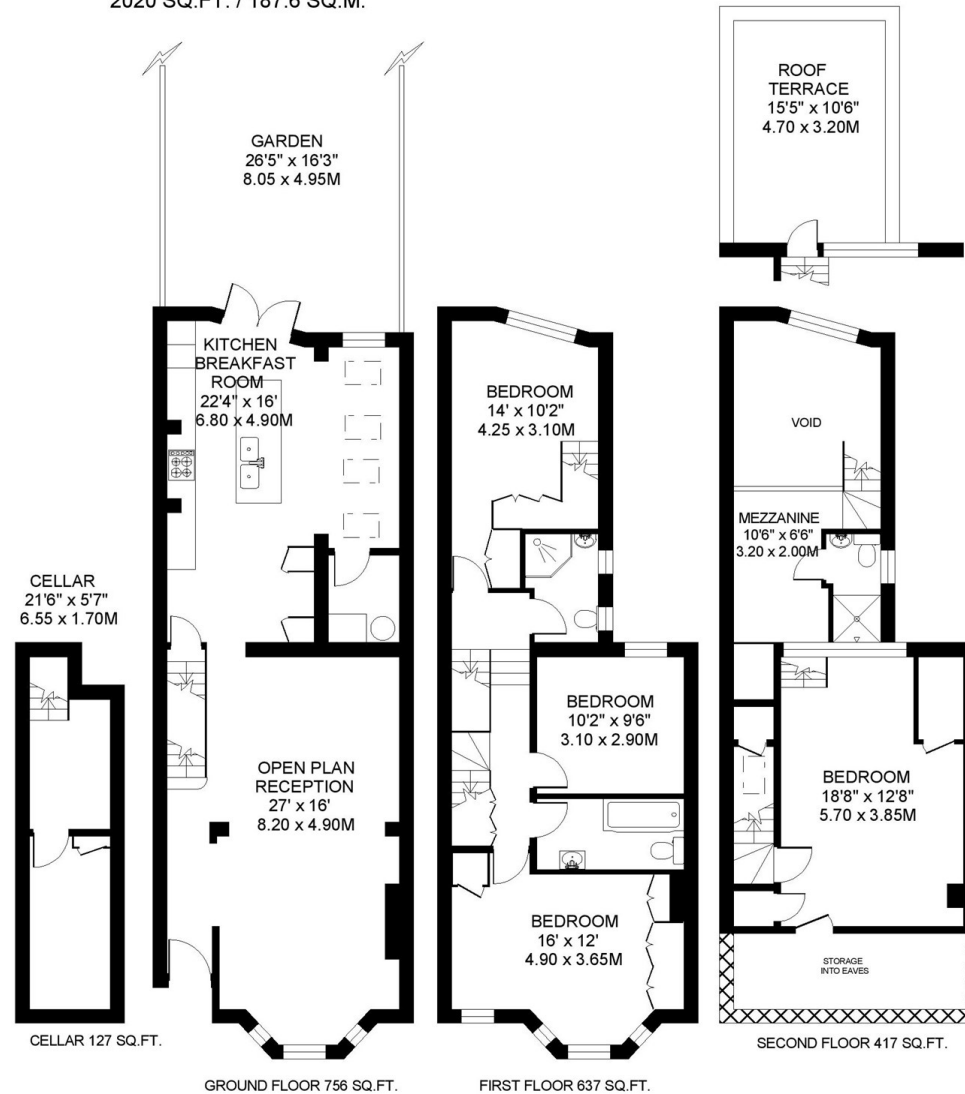


HONEYWELL ROAD
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1937 SQ.FT / 179.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 83 SQ.FT. / 7.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2020 SQ.FT. / 187.6 SQ.M.



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