



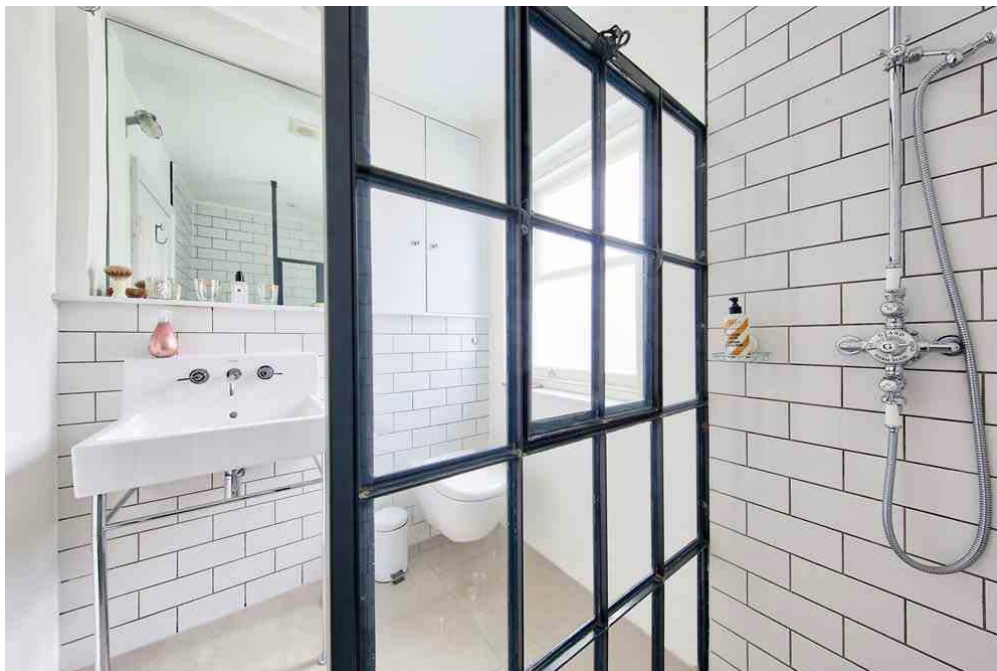


This stylishly extended and refurbished Victorian end-of-terrace house is located in a prime position just off Northcote Road and in the catchment areas of both Honeywell and Belleville primary schools. With a sleek architect-designed ground floor and kitchen, two smart bathrooms and four double bedrooms, it also retains the potential to convert the large loft space and dig a basement to add considerable extra square footage.

This Victorian end-of-terrace house has been completely refurbished throughout, including new windows, electrics and plumbing. The house is also a "smart home" with Cat 6 cabling running throughout. It has a high-quality stylish interior and retains many period features. The double reception room has original fireplaces and beautiful wooden parquet flooring throughout. This links through a lovely light lobby into the kitchen which has been cleverly extended to the side and to the rear. It now has extensive smart units, a central island and integrated appliances. There is room for a family area and bi-fold doors open onto the sunny north-west facing rear garden. Lots of practical storage solutions are in evidence, including a cupboard specifically designed to accommodate a bugaboo pushchair. On the ground floor there is also a

WC/cloakroom and a storage cellar lies beneath the hallway with space and plumbing for utilities. This could be dug out to create a whole basement floor if required, subject to consents.

Upstairs the four double bedrooms are served by a very smart shower room and a family bathroom. There remains the potential, subject to consents, to extend into the large loft space and add more bedrooms/bathrooms as required. Kelmscott Road runs immediately off fashionable Northcote Road, with its array of bars, restaurants and boutiques. Transport connections can be found at Clapham Junction (BR) and Clapham South (Underground). Both Clapham Common and Wandsworth Common are nearby as are excellent schools in both sectors including the highly rated Honeywell and Belleville schools (Primary) and Bolingbroke Academy (Secondary).



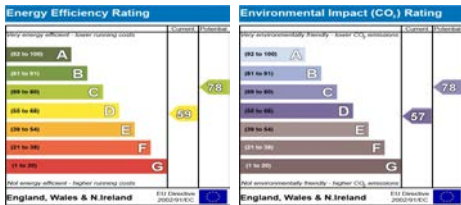
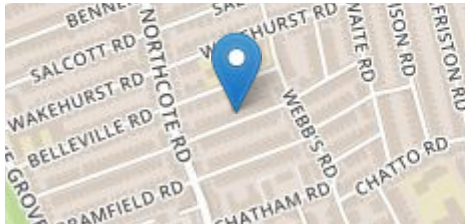
# Kelmscott Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

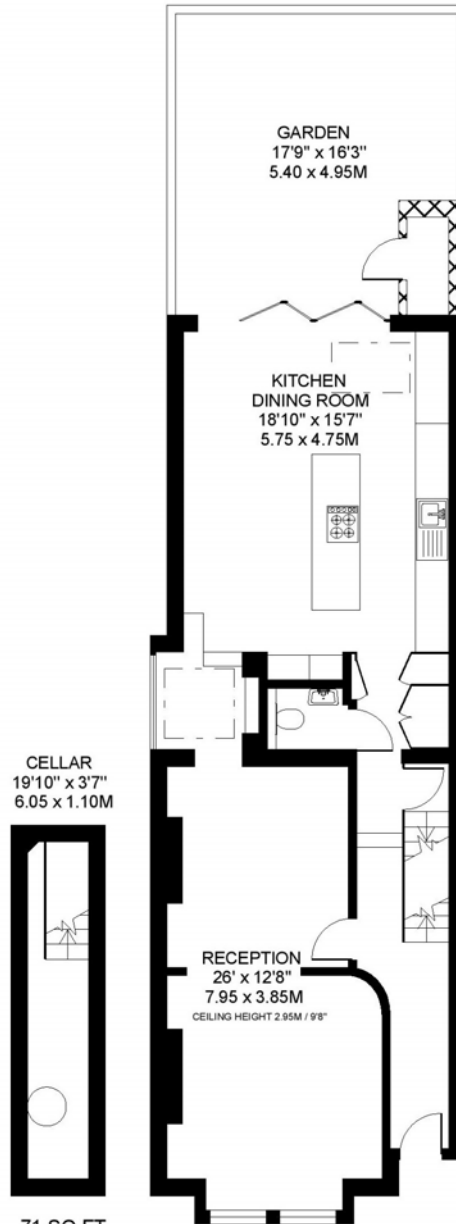
- Double Reception Room
- Kitchen/Family Room
- Cellar/Utility Area
- Cloakroom/WC
- 4 Bedrooms
- 2 Bath / Shower Rooms
- Large Unconverted Loft
- Sunny NW-Garden
- End of Terrace
- School Catchments



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;



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71 SQ.FT.

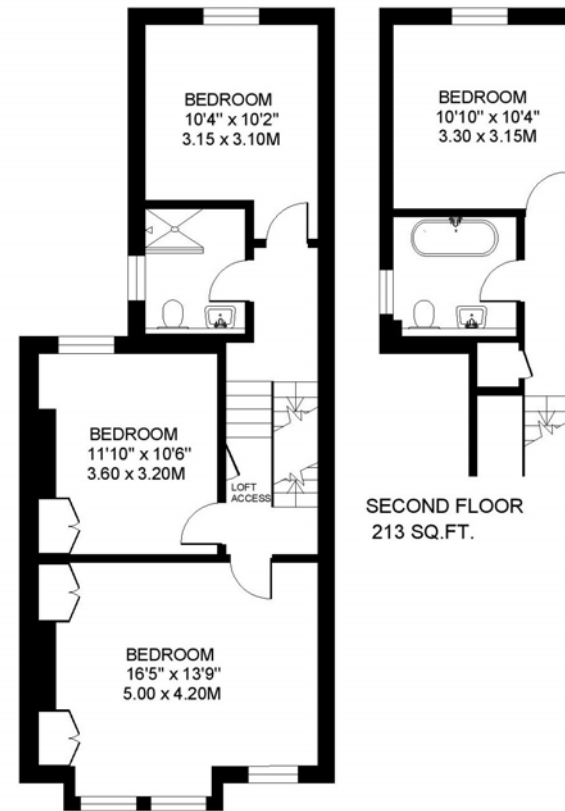
GROUND FLOOR 826 SQ.FT.

KELMSCOTT ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1720 SQ.FT. / 159.8 SQ.M.

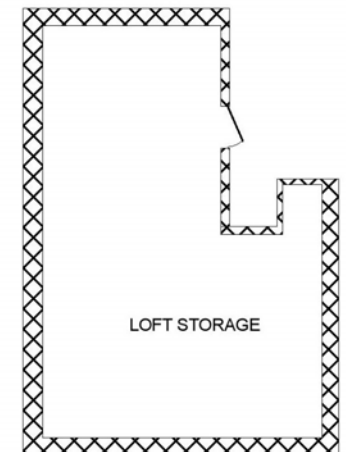
APPROXIMATE ADDITIONAL AREAS  
XXX 346 SQ.FT. / 32.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2066 SQ.FT. / 191.9 SQ.M.



FIRST FLOOR 610 SQ.FT.

SECOND FLOOR  
213 SQ.FT.



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