

FOR SALE





This handsome and wide Victorian house with south-facing garden sits on a sought-after road between Wandsworth Common and fashionable Northcote Road, under half a mile from Clapham Junction station and in the catchment for the hugely popular Belleville Primary School. Sympathetically extended into loft and side return and with original features beautifully maintained inside and out, it offers four bedrooms, a study, two bathrooms and a large sunny kitchen/family room.

Built in 1878 by a local stonemason for himself, this beautiful property has been renovated and extended to provide a delightful family home and has been lovingly maintained by its present owners. The front of the house has had its brickwork cleaned, its mosaic path re-laid and railings re-installed to restore its charming Victorian exterior.

The hall and living room both lead through to a very light and well-extended kitchen/family room with glass roof and French windows to the garden. The kitchen has recently been renewed and has a classic look with painted Shaker-style units, stone worktops and good quality appliances including a professional Falcon range. There is also a handy downstairs WC and under-stairs storage. Upstairs the three original bedrooms are set over the first floor with a well-fitted family bathroom. Above that, the large loft has been converted to provide a fourth bedroom and study whilst a smart shower room with large walk-in shower has been built over the rear addition. There is scope here to extend further over the rear, subject to consents. The garden faces almost due south and consequently receives sun throughout the day. It has been attractively landscaped and planted. At 27' x 18' it is also above the average size for the area.

Mallinson Road lies in the heart of the area

known as 'Between the Commons' and runs immediately off Northcote Road. The mainline station at Clapham Junction is less than half a mile away and serves The City, West End and numerous parts of the country whilst numerous bus routes also converge nearby. Excellent local schools abound in both sectors and for all ages but, Belleville (primary, 301m away) 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.



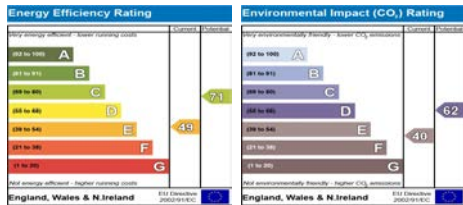
Mallinson Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Family Room
- 27' South-Facing Garden
- 4 Double Bedrooms
- Study
- Bathroom / WC
- Shower Room/WC
- Cloakroom / WC
- Loft and Eaves Storage



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



GROUND FLOOR 785 SQ.FT.

MALLINSON ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 1832 SQ.FT. / 170.2 SQ.M.

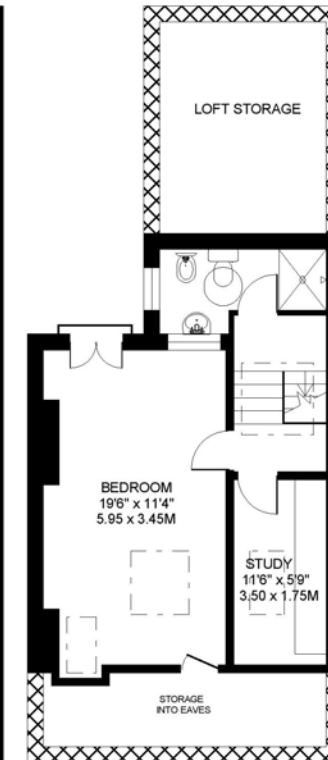
APPROXIMATE ADDITIONAL AREAS

▨ = 212 SQ.FT. / 19.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2044 SQ.FT. / 189.9 SQ.M.



FIRST FLOOR 642 SQ.FT.



SECOND FLOOR 405 SQ.FT.

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