





This outstanding extended Victorian family house boasts a floor area over 2300 square feet and a fantastic south-facing garden complete with summer house.

Accommodation includes a first-class master suite and an exceptional kitchen/family room. It is situated in a prestigious and beautifully quiet street between the commons, perfect for easy access to fashionable Northcote Road, excellent schools and the Northern Line station at Clapham South. No chain. Arguably the prettiest street Between the Commons and without doubt one of the most sought-after, Winsham Grove (or rather, this side of it) is blessed with sunny and longer-than-average south-facing gardens, allowing for extra outdoor play space and extra indoor kitchen space, should the houses be extended backwards – and so perfect for young and growing families. To the rear of this one, a beautiful wrap-around glass-roofed extension to the kitchen has transformed what was just a kitchen into a huge informal family living/ dining area opening, via bi-folding doors onto the rear garden, which, despite having lost about 8' or so in length, still measures in excess of 30'. The kitchen has solid parquet style flooring and a beautiful hand-built kitchen with large island. To the front, Victorian character has been retained too; the double reception, has high ornate ceilings, a period fireplace and large sash windows to the front, in addition to built-in bookcases and cupboards and hard-wood flooring.

The south-facing garden backs onto other large gardens too so the distance from the "prying eyes" of rear neighbours is that much greater than elsewhere in the area. At the back of the garden, a wonderful summer house, also with bi-folding doors, has been built which makes for an ideal kids' play room, office or gym.

The entrance hall retains the beautiful original black-and-white mosaic tessellated floor, and to the rear has a useful space for coats etc. There is a door to a good storage cellar and a useful ground floor WC. Upstairs the layout is first class with a spacious master suite, 3 further double bedrooms and 3 further bath/ shower rooms. There are good fitted cupboards in most bedrooms, and a modern boiler and a "Megaflo" pressurised water system ensuring excellent water pressure to the bathrooms.

This picturesque tree-lined street, running off Clapham Common West Side's cul-de-sac, was built uniformly in a single year by one builder and consequently retains a good sense of community, with fewer flats than many of its neighbouring streets and largely unspoiled and well-maintained bay-fronted Victorian houses. It has historically

been regarded as the premium location in the area now known as "Between the Commons". The proximity of both these green spaces, Northcote Road's popular shopping parade and smart bar / restaurants, in addition to the large number of private and state primary schools / nurseries have made this area a magnet for young families. There is nearby access to The City/West end via Clapham South's Northern Line tube station. Clapham Junction mainline station serving Waterloo and Victoria is also close by and is also the converging point for numerous bus routes. More extensive shopping including several supermarkets can also be found at these points.



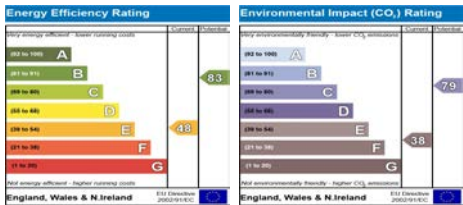
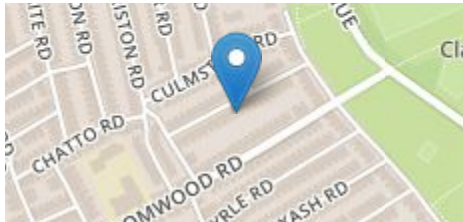
Winsham Grove

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- 25' Kitchen/Family Room
- Cellar
- Cloakroom / WC
- 31' South-facing Garden
- Summer House
- Master Bedroom Suite
- 4 Double Bedrooms
- 4 Bath/Shower Room/WCs



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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