





This grand twin-bayed semi-detached house (c.1902) with side access, 70ft garden and huge cellar, requires extensive updating but is a wonderful opportunity to design a magnificent family home. It is located in a leafy, exclusive and extremely convenient location just yards from Wandsworth Common, its mainline station and fashionable Bellevue Road.

Set in an extra-wide plot, this superb property has a substantial floor area. It has wonderful proportions throughout and offers huge scope for extension either to the rear of the property or into the vast basement rooms. The house does require extensive modernisation and is loosely arranged as bedsits but retains some marvellous original features including the tessellated entrance hall floor, some attractive fireplaces, ceilings, decorative door pediments and high, moulded skirting boards. The rear garden is large and wide with a beautiful open aspect.

The ground floor provides four reception rooms; two to the front, and two further reception rooms to the back – one an enormous room overlooking the garden which measures 26ft in length. Upstairs, the accommodation is currently arranged as eight bedrooms – four on the first floor and another four on the second. This offers tremendous

flexibility to create a bespoke layout.

Ravenslea Road consists of a variety of mainly Victorian houses and, at this end, some particularly large early-Edwardian family houses of which this is one, occupying a prestigious location just yards from the edge of Wandsworth Common and conveniently situated near to its mainline station. This has direct trains to Victoria and to Westfield Shopping Centre, whilst nearby Clapham South and Balham tube stations provide regular services to The City or West End. There are numerous good state and private schools (795 metres to Honeywell, 1075 metres to Bellevue,) and doctors' surgeries close by and the specialist shops, restaurants and wine-bars of both Northcote and Bellevue Roads can be reached on foot. There is also good road / bus access to Chelsea and Fulham. More extensive shopping facilities are found at Clapham Junction.



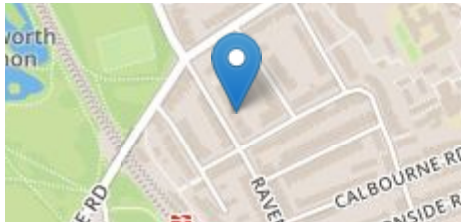
Ravenslea Road

Wandsworth Common SW12

FOR SALE

PROPERTY FEATURES

- Front Garden with Side Access
- Entrance Hall
- Four Reception Rooms
- Kitchen
- Large Garden
- Huge Cellar
- Eight Bedrooms (One currently a kitchen)
- 3 Bath/Shower Rooms
- Cloakroom / WC
- 3720 SQ.FT/345.6 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Excellent	Very environmentally friendly - lower CO ₂ emissions	Excellent
A (92 to 100)		A (92 to 100)	
B (81 to 91)		B (81 to 91)	
C (69 to 80)	76	C (69 to 80)	77
D (55 to 68)	63	D (55 to 68)	68
E (39 to 54)		E (39 to 54)	
F (21 to 38)		F (21 to 38)	
G (1 to 20)		G (1 to 38)	
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

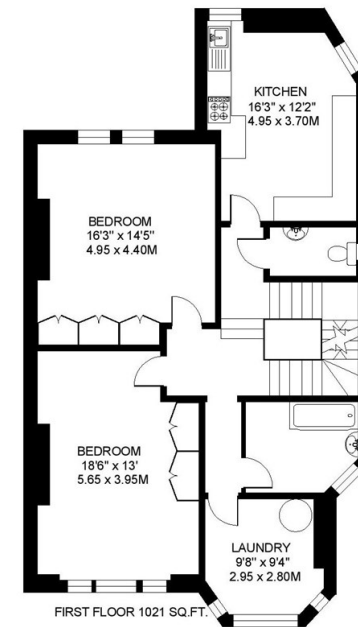
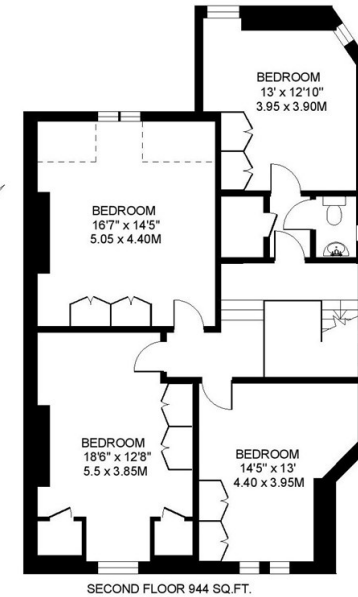
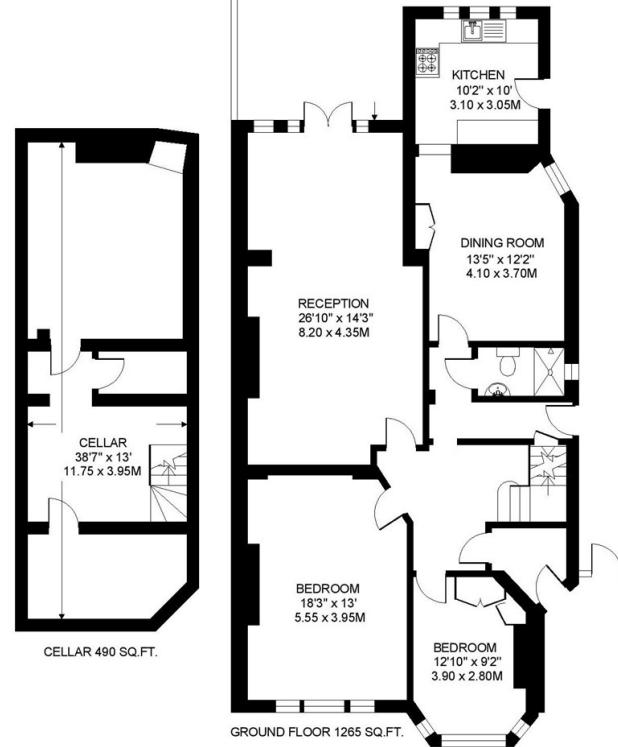


RAVENSLEA ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
3720 SQ.FT / 345.6 SQ.M.



GARDEN
71' x 31'2"
21.65 x 9.50M



COPYRIGHT FLOORPLAN PRODUCED FOR
"JOHN THOROGOOD"
BY FLOORPLANNERS 07801 228850