





This stylish and well-proportioned Victorian terraced house, quietly positioned on a no-through-road, has a lovely balance of original features and charm. Attractively refurbished and decorated throughout, it also offers potential to extend on ground and top floors. Situated within half a mile of Clapham Junction and just off St. John's Hill's trendy parade of shops bars and restaurants. The house has beautiful living space with ground floor double reception room properly opened up into one large space and complete with high ornate ceilings, a lovely limestone fireplace, with gas-coal effect fire) and solid oak floors. There is a large bay window to the front with fitted shutters whilst French windows to the rear open into the side return of the garden. There is potential to expand the kitchen into this space and connect with the living room (STPP). The kitchen is well fitted with painted "Shaker-style" units, a stainless-steel double oven and gas hob, plus space and plumbing for laundry appliances and a large fridge/freezer. There is space for a dining table. The secluded garden is a lovely outside dining area with painted wooden deck and built-in seating/storage.

Upstairs, one of the four original double bedrooms has

been converted into a spacious family bathroom and there is also a shower room on the first floor. The top floor bedroom is an excellent double but could also be further expanded if required whilst there is also potential to build over the rear addition of the house (both STPP). All the three bedrooms are spacious double rooms with built-in wardrobes. The whole house has been doubled-glazed with traditional sash windows throughout.

Harbut Road is an attractive street of Victorian houses in a residential area off St John's Hill and is a no-through road. Transport is excellent with Clapham Junction Station having direct and frequent connections to both The City and The West End. Shopping, restaurants and bars are close by on St John's Hill and Northcote Road as are the open spaces of Wandsworth Common and the property is close to the River Thames and the boat piers there accessing The City and West End. There is a wide choice of private and state schooling for all ages nearby.

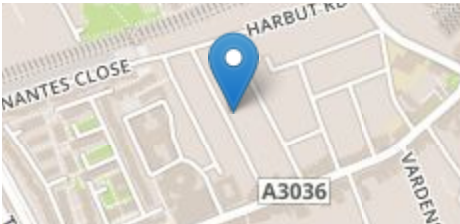


Harbut Road
St. Johns Hill SW11

FOR SALE

PROPERTY FEATURES

- Quiet street
- Entrance Hall
- Double Reception
- Kitchen/Dining Room
- Modern Garden
- 3 Double Bedrooms
- Large Family Bathroom/WC
- Shower Room / WC
- Potential for Extension
- Cellar



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO ₂ emissions	Worst environmental impact
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
39 to 54	E	39 to 54	E
21 to 38	F	21 to 38	F
1 to 20	G	1 to 20	G

Not energy efficient - higher running costs
 England, Wales & N.Ireland
 100 (best) / 1 (worst)

Not environmentally friendly - higher CO₂ emissions
 England, Wales & N.Ireland
 100 (best) / 1 (worst)

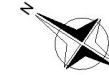
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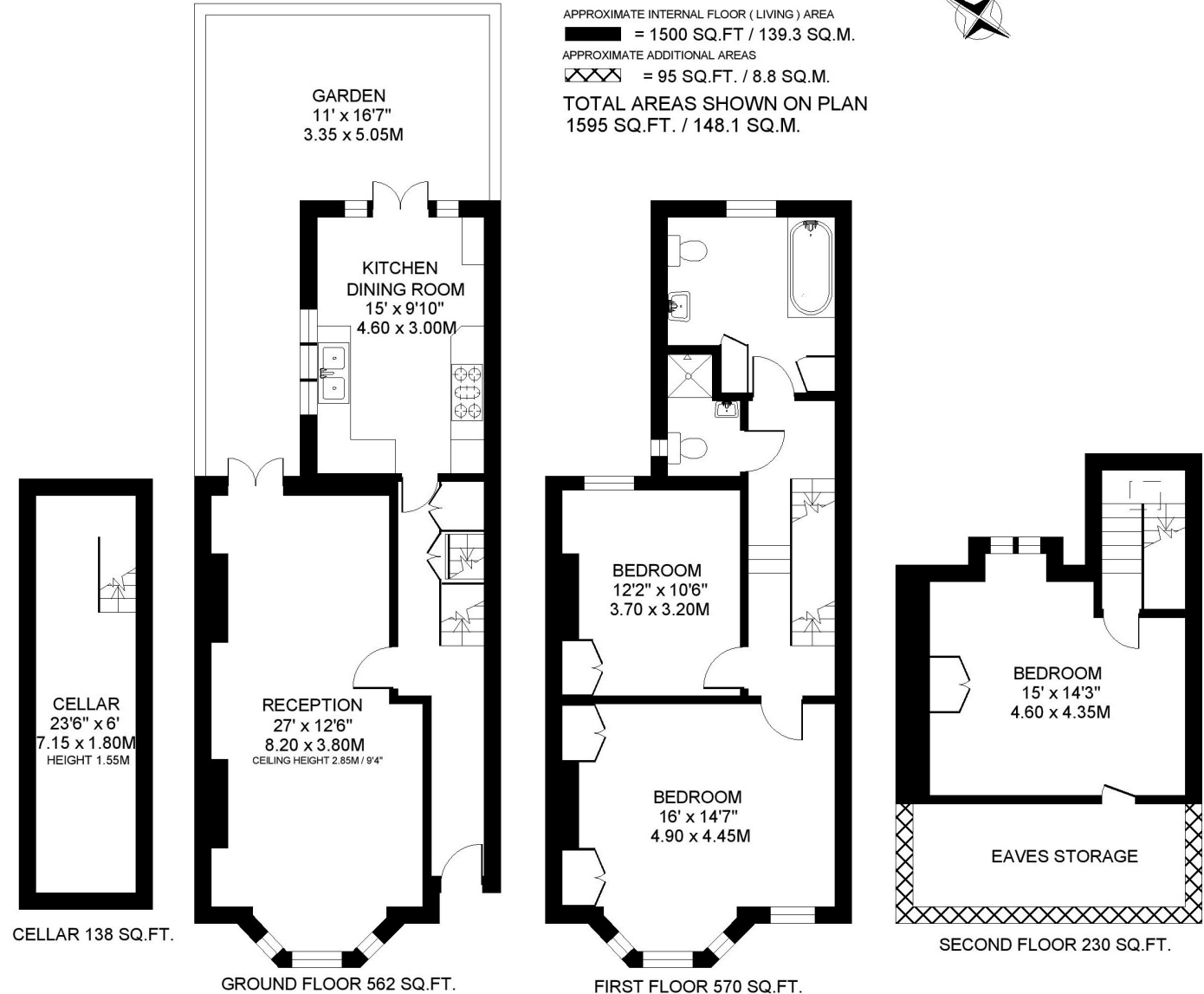
HARBUT ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1500 SQ.FT. / 139.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ▨▨▨▨ = 95 SQ.FT. / 8.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1595 SQ.FT. / 148.1 SQ.M.



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