

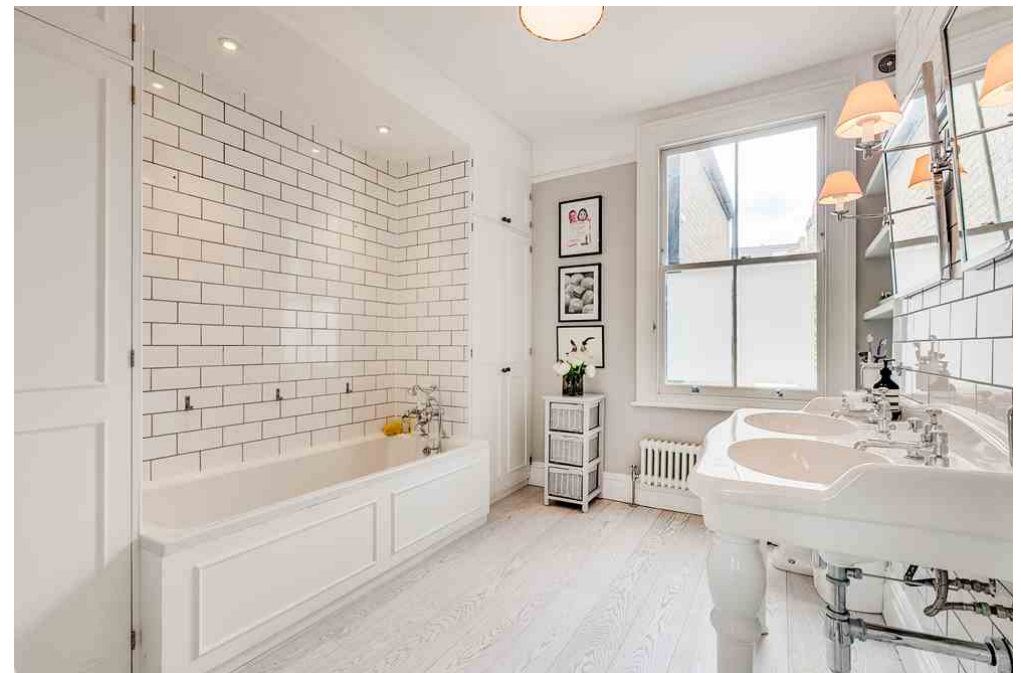




A stylish Victorian house offering turn-key accommodation for a family or couple including a large kitchen with wrap-around extension, a beautiful master suite, a west-facing garden and a bright loft conversion. Jedburgh Street is a lovely quiet street off the North Side of Clapham Common. It is well-located for the tube there and also Clapham Junction overground station, in addition to excellent schools and the shopping, wining and dining options of Lavender Hill, Clapham Old Town, and Northcote Road. This superb family house has been extended and renovated with style whilst retaining many original features. All original windows are now sash double-glazed and hardwood oak floors run throughout the ground floor. The house benefits from an extra-large cellar, increasing the ease and reducing the time/cost of a basement conversion, should further space be required later. The two receptions have been knocked into one large double room with original fireplaces and high ceilings with cornice and ceiling rose intact, whilst the spacious kitchen been extended to side and rear. It has been fitted with extensive units, stone worktops, under floor heating, a large island and generous space for a sizeable dining table. Doors from here lead out to a sunny and attractively planted west-facing garden which receives good sunshine for much of the day and especially in the afternoon and evening. The ground floor also has a utility area and handy cloakroom/WC., created from the rear hall. There is a good cellar with further extensive shallower storage areas running beneath the reception rooms.

Upstairs the show-piece is a gorgeous master suite with dressing/bathroom. Together with a lovely light loft conversion, the upper floors provide three further double bedrooms and a study served by two well-appointed bath/shower

rooms, one on each floor. There is lots of useful eaves storage. Jedburgh Street runs immediately off Clapham Common North Side. It is quieter than adjacent streets as it is not a through road. Excellent schools, in both the state and private sectors are close by including Belleville , Wix Academy, Eaton House and Parkgate. Transport options include the Northern Line from Clapham Common station and the overground from Clapham Junction station, plus numerous local buses. The recreational and sporting facilities of Clapham Common are at the end of the road.



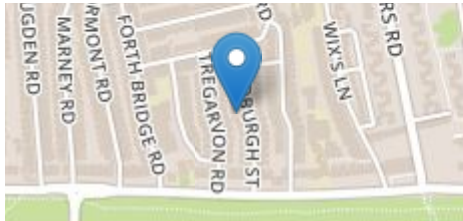
Jedburgh Street

Clapham Common SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Extended Kitchen / Family Room
- Cloakroom / WC
- Master Suite
- 4 Bedrooms
- Study
- 3 Bath / Shower Rooms (total)
- Large Cellar
- West-facing Garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO ₂ emissions	Worst
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		Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland	7.5	England, Wales & N.Ireland	67
EU Directive 2002/91/EC	7.5	EU Directive 2002/91/EC	67

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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JEDBURGH ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

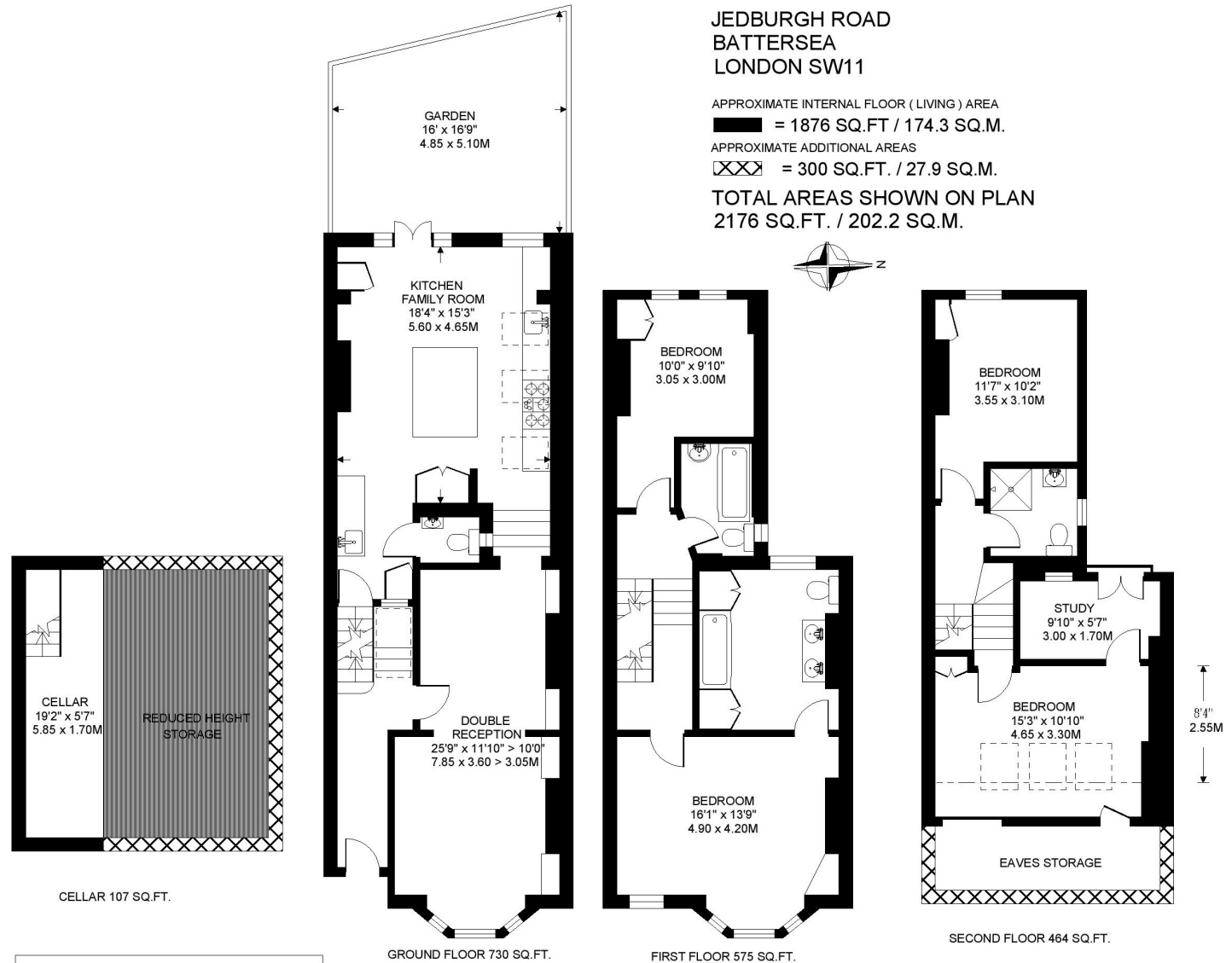
■ = 1876 SQ.FT. / 174.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 300 SQ.FT. / 27.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN

2176 SQ.FT. / 202.2 SQ.M.



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