

FOR SALE





At 3,666 sq ft (340sq m), this large and imposing double-fronted Victorian home boasts lavish entertaining space, seven bedrooms and a beautiful west-facing garden – all presented to an excellent standard of finish. Situated in an ultra-convenient location close to Clapham Junction and the wide open spaces of Clapham Common. Once owned by the celebrated Victorian novelist G A Henty, this double-fronted family home occupies arguably the finest position in the street and offers well over 3,500sq ft of superbly finished living space. The current owners have completely stripped the house back to its brickwork before re-plastering, re-plumbing and re-wiring, and incorporating top-quality double-glazed sash windows throughout. Clever incorporation of the old internal tradesman's passageway has resulted in extra width to an already vast ground floor layout, which includes an extra-wide drawing room to one side and a substantial dining room to the other. It also features wood flooring throughout, numerous period detail, and Forbes & Lomax lighting. To the rear, is a third sitting/reception room opening to the patio, whilst the well-fitted kitchen has been substantially extended to create a wonderful family area. This maximises the light from its south-westerly orientation and the views of its lovely

lawned garden, which benefits from backing on to a section of neighbouring Altenburg Gardens with equally deep gardens, offering superb seclusion. Upstairs, the impressive master suite occupies one side of the house, with plenty of wardrobe space and a sumptuous master bathroom – again with an abundance of storage. Also on this floor are two further good double bedrooms and a large shower room. Across the top floor are four further bedrooms (one of which has a fitted kitchen for live-in domestic help) with a family bathroom. Lavender Gardens is a one-way residential street which lies between the green spaces and recreational facilities of Clapham Common to the south and the many shops and restaurants of Lavender Hill to the north. Numerous excellent schools are nearby, and the transport hub at Clapham Junction, with its links to the City and West End, are very close.



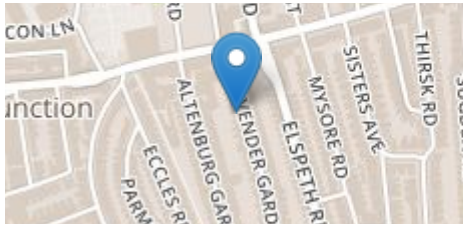
Lavender Gardens

Clapham Common SW11

FOR SALE

PROPERTY FEATURES

- 3 Reception Rooms
- Extended Kitchen / Family Room
- 45ft West-facing Garden
- 3 Bath / Shower Rooms (total)
- Large Cellar/Utility Room
- Downstairs WC
- 7 Bedrooms (total)
- Residents Parking
- London Borough of Wandsworth
- Master Suite with Bathroom + separate Dressing Room



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy ratings	Very environmentally friendly - lower CO ₂ emissions	Worst CO ₂ emissions
(92 to 100) A	81	(92 to 100) A	7.5
(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 38) G	
<small>Not energy efficient - higher running costs</small> England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>		<small>Not environmentally friendly - higher CO₂ emissions</small> England, Wales & N.Ireland <small>EU Directive 2002/91/EC</small>	

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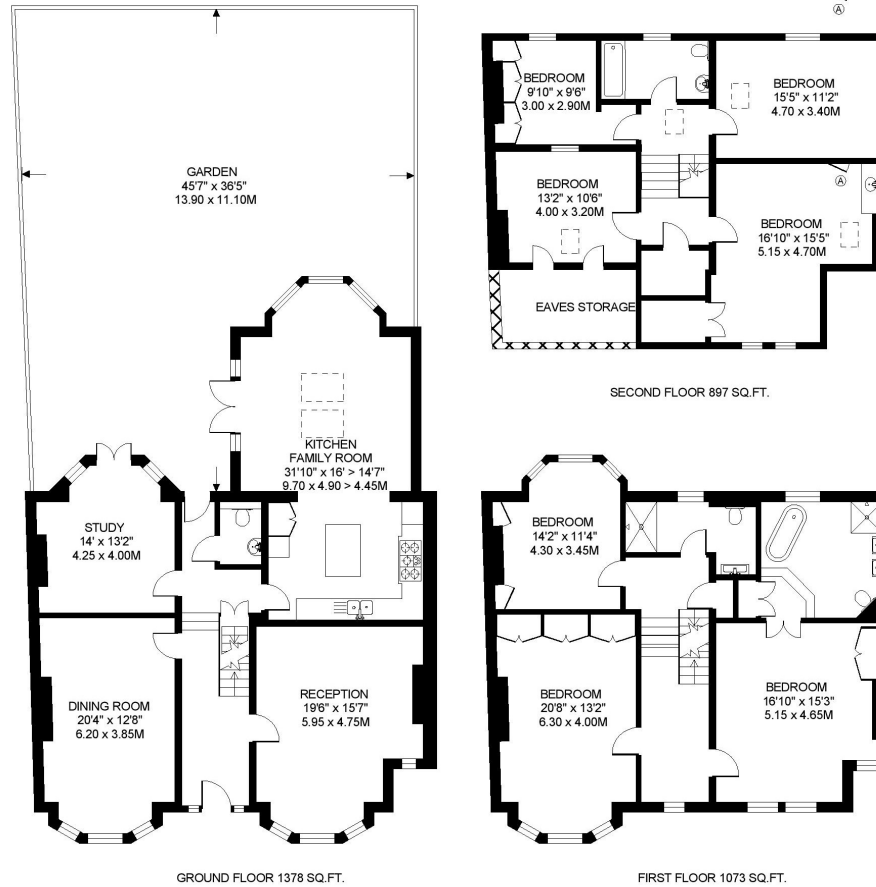


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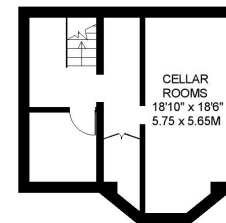


LAVENDER GARDENS
 BATTERSEA
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 3666 SQ.FT. / 340.6 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ☒☒☒ = 178 SQ.FT. / 16.5 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3844 SQ.FT. / 357.1 SQ.M.



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LOWER GROUND FLOOR 318 SQ.FT.