



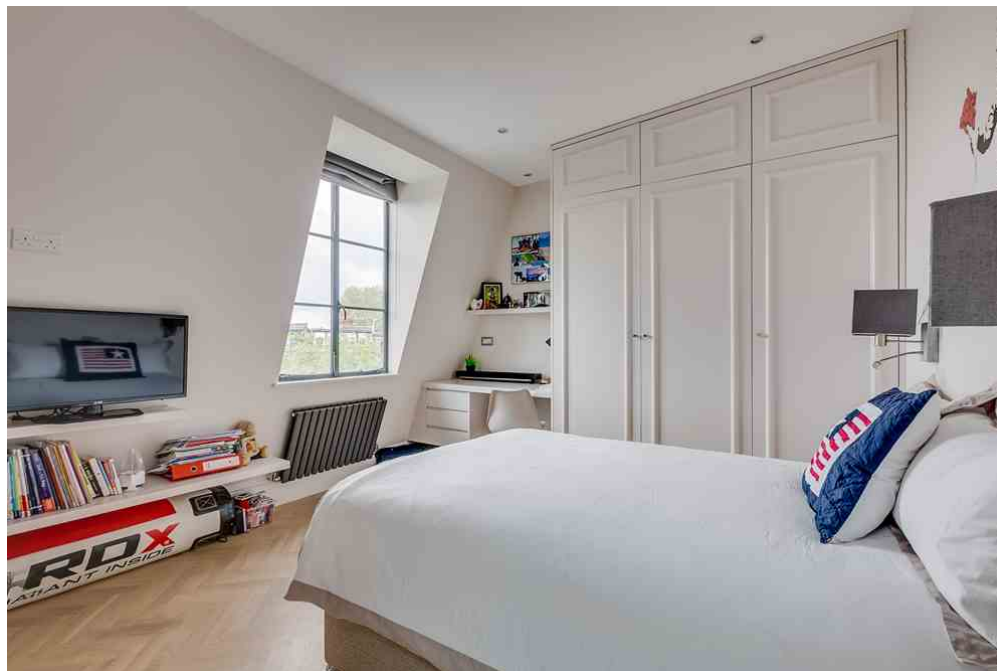


This extra-wide family home has been the subject of a breathtaking program of refurbishment. Boasting ultra-modern yet practical design throughout, it offers gloriously light open-plan living space with a sunny west-facing garden just off the west side of Clapham Common – close to transport links, excellent schools and fashionable Northcote Road.

Blessed with a very wide footprint, the ground floor of this recently refurbished house is already a step up from your stereotypical Between the Commons house. When you add into the mix a superb rear extension and some jaw-dropping interior design, the result is a truly spectacular family home.

The sleek contemporary kitchen features Buster & Punch lighting, as well as full-height and full-width Crittall doors, which flood the living space with light and provide access to the landscaped west-facing garden. The entire ground floor is

open-plan, with further Crittall windows providing an informal divide for entertaining areas. Upstairs, there are two double bedrooms on each of the two upper floors, all with ample fitted storage, sharing three individually designed Porcelanosa bathrooms. Downstairs, the cellar has been converted into a utility room. This also has planning in place for a basement extension. Muncaster Road has excellent transport links from both Clapham Junction BR and Clapham South tube station. The open spaces of Clapham Common, with its recreational and sporting facilities are close by as are the shopping, bars and restaurants of Northcote Road. Excellent schools, within both the state and private sectors, including the highly rated Belleville Primary school.



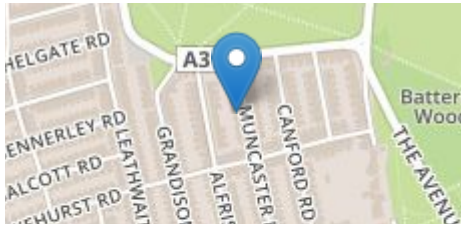
Muncaster Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Fully Refurbished
- 45' Open-Plan Kitchen/Reception Room
- West-facing Garden
- 4 Double Bedrooms
- 3 Bath / Shower Rooms
- Cellar / Utility Room
- Planning Permission for a Basement
- Underfloor Heating
- London Borough of Wandsworth
- Eaves Storage



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 38	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England, Wales & N.Ireland

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.



020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk

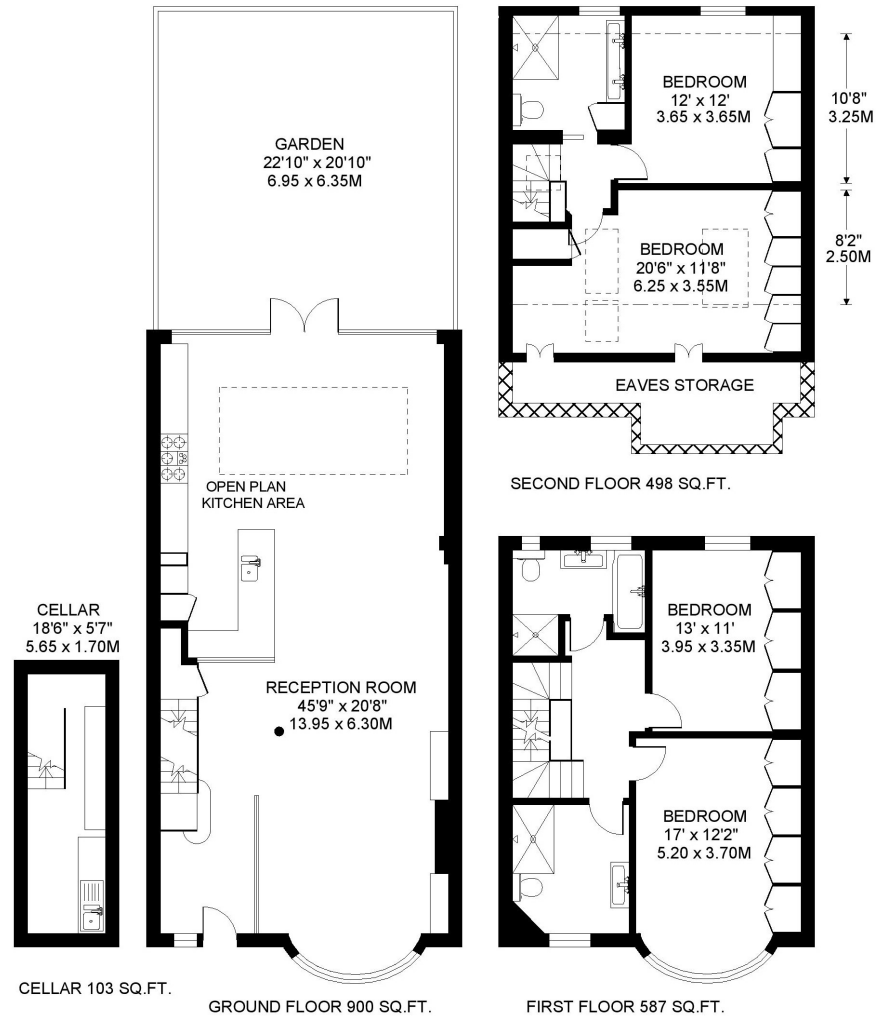


MUNCASTER ROAD
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2088 SQ.FT / 194 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 90 SQ.FT. / 8.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2178 SQ.FT. / 202.3 SQ.M.



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