



This light and spacious two double bedroom maisonette has its own entrance, a private garden and balcony plus great potential to extend into two loft spaces. It occupies the rear and upper part of a Victorian building, above a gift shop on this popular street. Fashionable Northcote Road, Wandsworth and Clapham Commons and the stations at Clapham Junction and Clapham South are all close by. The flat is also in the likely catchment of both Belleville and Honeywell Schools.

This unique property has its own street entrance and sole use of the rear garden – this is due to part of the flat being at ground level behind the shop. This, together with a spacious floor area and lots of potential to extend upwards into the loft spaces, makes for very flexible living and several possible configurations. As the flat occupies the entire upper part of the building (there is no other flat), this means quieter enjoyment of the property. There is potential subject to consents to build further rooms on the top of this property and/or roof terrace.

That flat is currently arranged with two generous reception rooms, one across the full width of the first floor and the other downstairs leading onto the garden, although an incoming buyer could choose either of these to become a

second double bedroom. The kitchen/breakfast room is lovely and light and opens onto a sunny balcony. The bathroom is attractively tiled and has a bath and separate glass shower cubicle. The flat is bright and neutrally presented throughout and has been well maintained by the present owner during a 20-year ownership. The windows have predominantly been double glazed and extra insulation installed in the flank wall.

Webbs Road lies in the heart of the residential area known as 'Between the Commons', with this property located close to the shopping, eating and drinking choices of Northcote Road (and also Webb's Road itself) and about three quarters of a mile from both Clapham Junction overground and Clapham South tube stations where there are also numerous local bus routes. The open spaces and recreational facilities of both Clapham Common & Wandsworth Common are a few hundred yards away and the property is in the likely catchment of the highly rated Belleville and Honeywell Primary Schools.



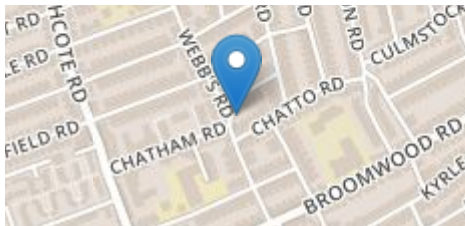
Webb's Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Private Entrance
- 100 yr + lease
- Garden
- Balcony
- Potential to extend
- Kitchen /Breakfast Room
- Reception Room
- Bath/Shower Room/WC
- 2 Double Bedrooms
- 939 SQ.FT./ 87.2 SQ.M



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Average	Poorest	Very environmentally friendly - lower CO ₂ emissions	Average	Poorest
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	75	55 to 68	D	61
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 CO ₂ emissions		
England, Wales & N.Ireland			England, Wales & N.Ireland		

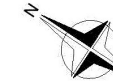
The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property 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.



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WEBBS ROAD LONDON SW11



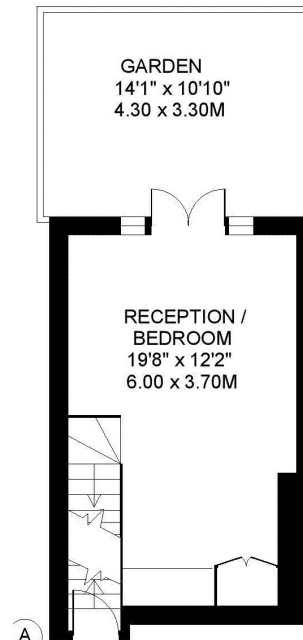
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 939 SQ.FT / 87.2 SQ.M.

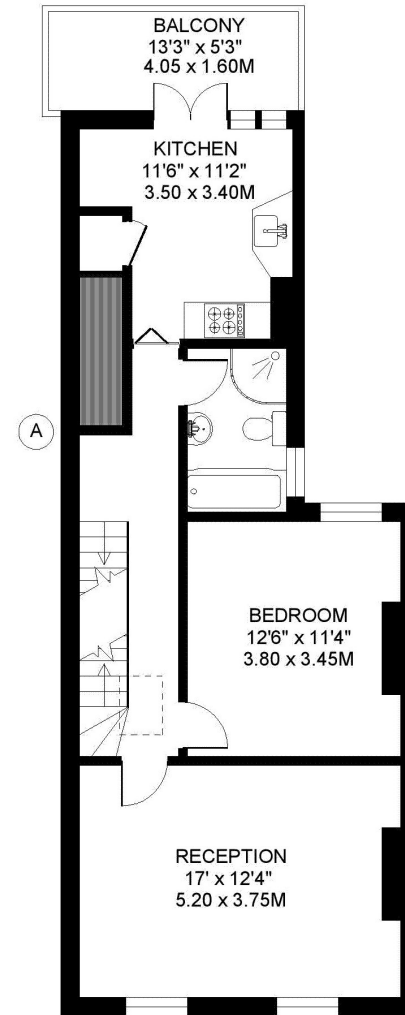
APPROXIMATE ADDITIONAL AREAS

▨ = 426 SQ.FT. / 39.5 SQ.M.

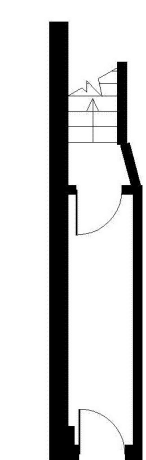
TOTAL AREAS SHOWN ON PLAN
1365 SQ.FT. / 126.7 SQ.M.



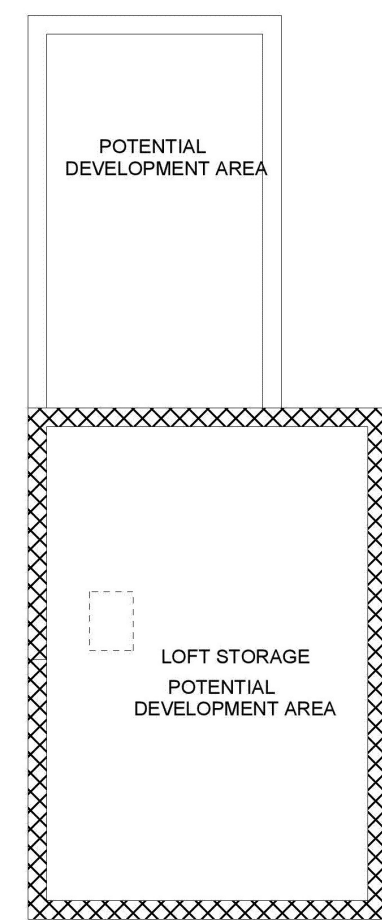
GROUND FLOOR
REAR 236 SQ.FT.



FIRST FLOOR 640 SQ.FT.



GROUND FLOOR



LOFT STORAGE
POTENTIAL
DEVELOPMENT AREA