

FOR SALE





Sitting on the favoured west side of a popular Between the Commons street, this substantial and larger-than-average family house boasts a superb floor area of 1,952 SQ.FT and a large unconverted loft. Accommodation includes four double bedrooms, an extended kitchen/family room with exceptional ceiling height, and beautiful southwest-facing garden. Located close to fashionable Northcote Road, excellent schools and the Northern Line station at Clapham South. No chain.

At nearly 2,000sq ft, this Victorian terraced house could already lay claim to offering everything a young family might want. But a large, unconverted loft offers the potential (subject to planning) to 'future proof', by boosting the square footage to over 2,200sq ft.

The entrance hall offers practical and low-maintenance wood flooring, while the double reception features an attractive marble fireplace, the original stripped wood floorboards, and some lovely period ceiling details. To the rear, the floor in the extended

kitchen has been lowered to allow easy access to the garden, which gives the added benefit of superb ceiling height to an already light and bright room. Also on this floor is access to the handy storage cellar, and a utility cupboard off the rear of the kitchen. Upstairs four generous double bedrooms with plenty of fitted storage share two well-fitted family bathrooms. Wroughton Road stretches between Thurleigh Road to the south and Chatto Road to the north. There are numerous excellent schools – both state and private – in close proximity. Clapham Common is a short walk, as are the fashionable eating drinking and shopping options of Northcote Road. There is nearby access to The City/West end via Clapham South's Northern Line tube station, with Clapham Junction slightly further afield. More extensive shopping including several supermarkets can also be found at these points.



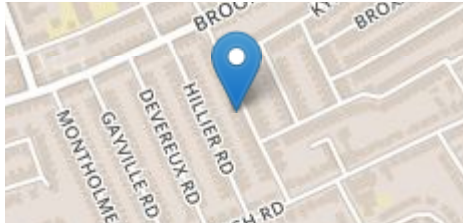
Wroughton Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Entrance Hall
- Utility Cupboard
- 25' West-facing Garden
- 1952 SQ.FT/ 181.3 SQ.M
- 345 SQ.FT Unconverted Loft
- 21' Kitchen/Family Room
- Double Reception Room
- 4 Double Bedrooms
- 2 Bathrooms



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy rating	Most environmentally friendly - lower CO ₂ emissions	Worst CO ₂ emissions
(92 to 100) A	84	(82 to 100) A	60
(81 to 91) B		(61 to 81) B	
(69 to 80) C		(50 to 60) C	
(58 to 68) D	66	(39 to 49) D	57
(47 to 54) E		(28 to 38) E	
(35 to 46) F		(17 to 27) F	
(23 to 34) G		(7 to 16) G	
Not energy efficient - higher running costs	100 (lowest)	Not environmentally friendly - higher CO ₂ emissions	100 (lowest)
England, Wales & N.Ireland	2009/EPC	England, Wales & N.Ireland	2009/EPC

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WROUGHTON ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1952 SQ.FT. / 181.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 345 SQ.FT. / 32.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2297 SQ.FT. / 213.4 SQ.M.

