





Presented in immaculate condition, this light and bright Victorian house offers four double bedrooms, two stylish bathrooms and potential to extend into both the loft and side return. Superbly located between Clapham Junction and Clapham Common stations, it is close to the wide open spaces of Clapham Common and plenty of good schools in both the state and private sectors. This beautifully presented family house offers plenty of space for an incoming buyer, but with the option to extend the kitchen into the side return and add a fifth bedroom in the unconverted loft. It has been well modernised from top to bottom, including good-quality wood double-glazing to all windows, and a pressurised hot-water system. On the ground floor, both the entrance hallway and the double reception room have been fitted with hard-wearing wood flooring. The double reception room features fitted storage and some lovely period detail, including ceiling coving and fireplace. The kitchen offers plenty of space for

family dining, plenty of storage, and access to the pretty rear garden. Upstairs, the four bedrooms are served by both a bathroom and a shower room. All four are generous doubles. The master bedroom offers plenty of space and light, and the room behind (with a bank of fitted wardrobes) is currently used as a dressing room. Another highlight is the top rear bedroom, which unusually boasts two sets of wide windows, creating an especially light guest room. Thirsk Road lies off Clapham Common North Side. Transport connections can be found at both Clapham Junction Station (BR) and Clapham Common Station (underground). Excellent schools, in both sectors, are within walking distance and there are many eating, drinking and shopping choices on the doorstep.



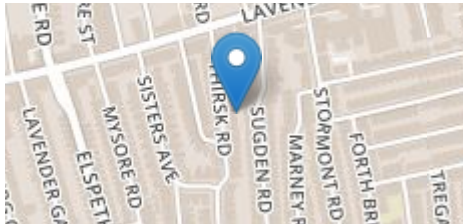
Thirsk Road

Clapham Common SW11

FOR SALE

PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Tanked Storage Cellar
- Wood Double-Glazing Throughout
- Unconverted Loft
- Rear Garden
- Downstairs WC
- Four Double Bedrooms
- Two Bath / Shower Rooms
- 1598 SQ.FT/148.5 SQ.M



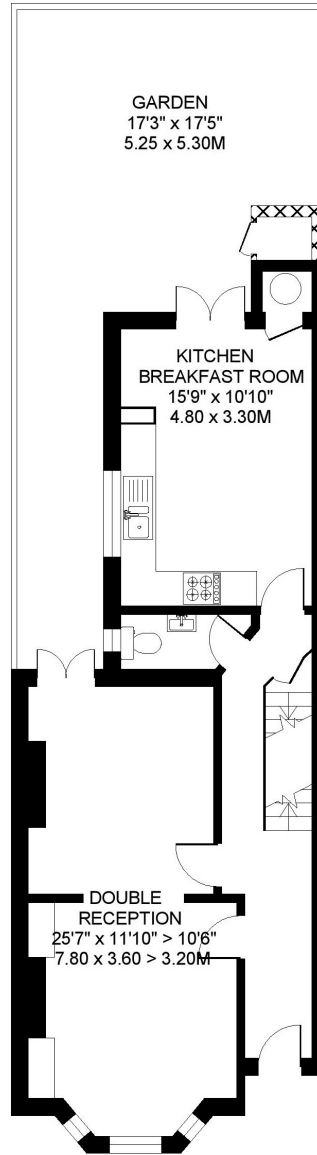
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Average	Very environmentally friendly - lower CO ₂ emissions	Average
92 to 100	A	92 to 100	A
81 to 91	B	81 to 91	B
69 to 80	C	69 to 80	C
55 to 68	D	55 to 68	D
39 to 54	E	39 to 54	E
21 to 38	F	21 to 38	F
1 to 20	G	1 to 38	G

Not energy efficient - higher running costs
 England, Wales & N.Ireland
 81
 56
 46
 77

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.

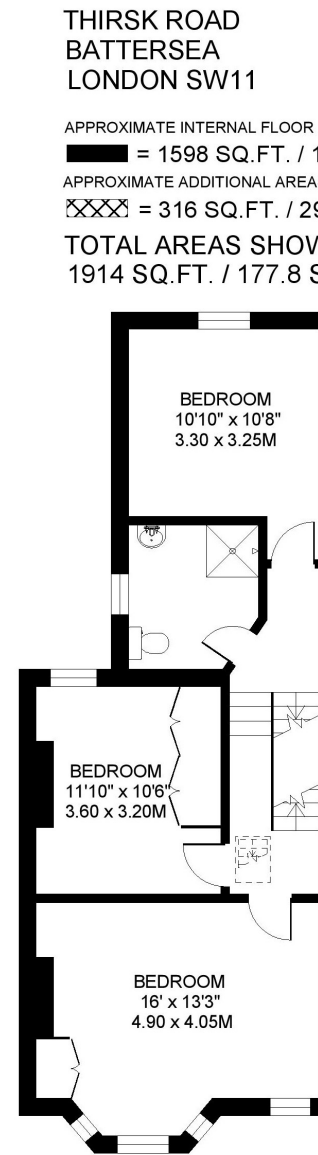


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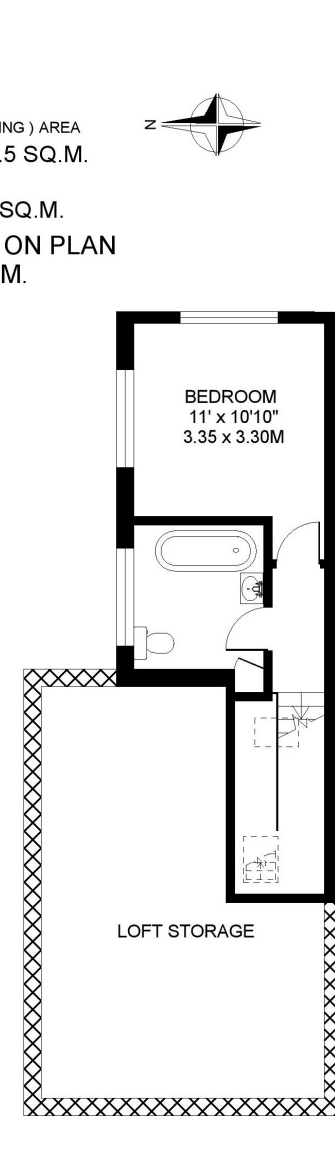


100 SQ.FT.

GROUND FLOOR 610 SQ.FT.



FIRST FLOOR 610 SQ.FT.



SECOND FLOOR 278 SQ.FT.

THIRSK ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1598 SQ.FT. / 148.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXXX = 316 SQ.FT. / 29.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1914 SQ.FT. / 177.8 SQ.M.

