



Broxash Road
Between the Commons
SW11

TO LET

This exceptional "natural 4 bed" Victorian house has been designed with flair and imagination to create a stylish family house with an innovative ground floor layout, a wonderfully spacious and open-plan feel and a south-facing garden. It is located in this highly sought-after street directly off exclusive Clapham Common West Side and close to excellent schools and Clapham South tube.

**BROXASH ROAD
BATTERSEA
LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
████████ = 1670 SQ.FT / 155.1 SQ.M

APPROXIMATE ADDITIONAL AREAS
XXXX = 355 SQ.FT / 33 SQ.M

**TOTAL AREAS SHOWN ON PLAN
 1990 SQ.FT / 184.8 SQ.M**

GARDEN
 16'9" x 17'5"
 5.10 x 5.30M

RECEPTION
 19'4" x 15'10"
 5.90 x 4.85M

BEDROOM
 10'10" x 10'2"
 3.30 x 3.10M

BEDROOM
 10'10" x 10'6"
 3.30 x 3.20M

BEDROOM
 11'8" x 10'6"
 3.55 x 3.20M

BEDROOM
 16'9" x 13'7"
 5.10 x 4.15M

**KITCHEN
 DINING
 ROOM**
 25'5" x 12'2" > 10'4"
 7.75 x 3.70 > 3.15M

**LOFT
 STORAGE**

CELLAR
 19'4" x 5'
 5.90 x 1.50M

CELLAR 95 SQ.FT

GROUND FLOOR 730 SQ.FT

FIRST FLOOR 630 SQ.FT

SECOND FLOOR 215 SQ.FT

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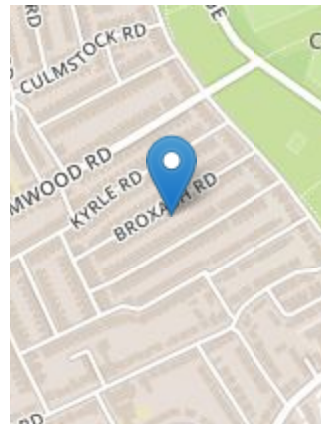


PROPERTY FEATURES

- Cellar
- Side Extension
- South-Facing Garden
- Available August
- London Borough of Wandsworth
- 19' x 46' Rear Reception
- 2 x Bath/Shower
- 4 Double Bedrooms
- 25' Kitchen/ Dining Room
- 1670 SQ.FT/ 155.1 SQ.M

VIEWING BY APPOINTMENT ONLY

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



Energy Efficiency Rating			
Very energy efficient - lower running costs	A	B	C
(92 to 100)	A	B	C
(81 to 91)	B	C	D
(69 to 80)	C	D	E
(55 to 68)	D	E	F
(39 to 54)	E	F	G
(1 to 38)	F	G	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland	EU Directive 2002/91/EC		85

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	A	B	C
(92 to 100)	A	B	C
(81 to 91)	B	C	D
(69 to 80)	C	D	E
(55 to 68)	D	E	F
(39 to 54)	E	F	G
(1 to 38)	F	G	
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland	EU Directive 2002/91/EC		84