





At well over 900sq ft, this superbly redesigned two-bedroom garden flat already offers an abundance of living space, yet still boasts the potential to expand – with planning permission in place for a side-return extension. With a high-quality finish throughout, it offers two brand-new contemporary bathrooms and a pretty garden, and is ideally located a stone's throw from fashionable Northcote Road, and close to both Clapham Junction and two superb primary schools.

This large, beautifully designed flat occupies the whole ground floor and part of the first floor of a Victorian terraced house. Ideal for a couple or a small family, it also offers an incoming buyer the opportunity to 'future proof', with an unextended side return providing ample scope to extend into, and create a third bedroom. Refurbished this year it features a separate reception room to the front with renovated original wood flooring and white plantation shutters. Also on the ground floor is the first of the two double bedrooms, as well as a new shower room, and large kitchen with integrated utilities leading through to a bright conservatory and the garden. There is also access to a handy storage cellar. New flooring has been laid throughout the hallway, kitchen and conservatory, and both bedrooms have newly fitted carpet.

Upstairs to the rear is the master bedroom with plenty of fitted wardrobe space, and a second beautiful contemporary bathroom.

The paved rear garden offers a low-maintenance 'sun trap' with ample space for a fresco dining. Bramfield Road lies in the heart of the area known as 'Between the Commons' and runs immediately off Northcote Road. Mainline stations are at Clapham Junction and Wandsworth Common whilst there is a Northern Line Station at Clapham South and numerous bus routes converging nearby. Excellent local schools abound in both sectors and for all ages but Honeywell, Belleville (both primary) and Balingbroke Academy (Secondary) are importantly close by. Wandsworth Common and Clapham Common offer lovely open green spaces and recreational facilities, whilst the popular shopping, eating and drinking choices of Northcote Road begin just a stone's throw away.



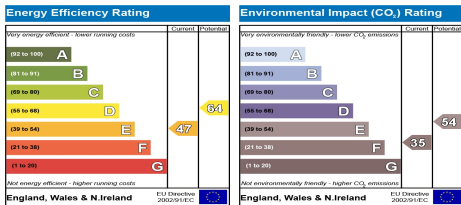
Bramfield Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Entrance Hall
- Sunny Garden
- Kitchen/Dining/Conservatory
- Planning Permission for Side Return Extension
- Extensive Storage
- Reception Room
- Two Double Bedrooms
- Two Bath / Shower Rooms
- 936 Sq Ft / 87 Sq M



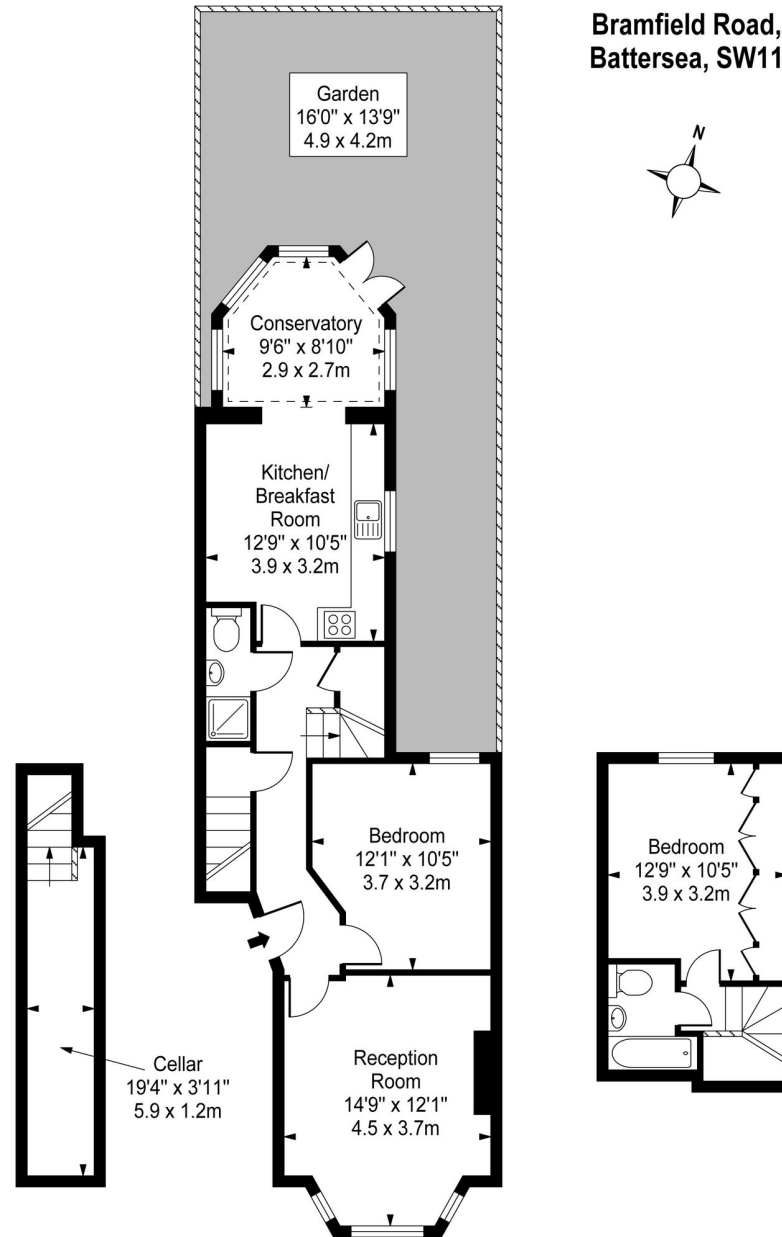
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020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



Bramfield Road,
Battersea, SW11



Basement Ground Floor First Floor

Approx Gross Internal Area **936 Sq Ft - 87.0 Sq M**

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