





One of very few properties Between the Commons with a large garden , this superb four-bedroom family home stands out from the crowd. Extended into the side return and loft, it also features a contemporary home office/gym in the garden and is within a stone's throw from the highly rated Belleville Primary School. Located close to fashionable Northcote Road, and transport links at Clapham Junction.

Formerly a Victorian tearoom, this sympathetically restored four-bedroom, two-bathroom, family house has been tastefully extended into the loft and side return. The reception room features a stripped wood floor and working fireplace. The extended kitchen, with its stone tiled floor, has a light open feel, and provides access to the superb rear garden via floor-to-ceiling French doors. There is also a handy utility room/downstairs WC. The

distinct areas – a stone terrace for outdoor dining, a lawned area for the children, and a lovely deck to the rear for soaking up the afternoon sun. Behind this, a contemporary home office/gym has been built.

Upstairs, four generous double bedrooms share two light and bright family bathrooms. All the bedrooms have plenty of fitted storage, complemented by an extra large storage cellar.

The property is opposite the highly sought after Belleville School, making talk of catchment areas, a nonsense. It's very convenient for Northcote Road's fashionable parade, whilst tube/train connections can be found at Clapham South, Wandsworth Common or Clapham Junction. Also close by are Honeywell Infant and Junior Schools and the newly opened secondary school, Balingbroke Academy.



Webb's Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- 55' Garden
- Large Cellar
- Belleville School Catchment
- Large Utility/Cloakroom/WC
- 19' x 10' Garden Room/Gym/Home Office
- Extended Kitchen / Dining Room
- Double Reception Room
- 4 Double Bedrooms
- 2 Bath/Shower Rooms
- 1904 SQ.FT / 176.7 SQ.M (inc. storage)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient	Least energy efficient	Very environmentally friendly	Least environmentally friendly
102 to 100	A	102 to 100	A
91 to 81	B	81 to 61	B
69 to 60	C	59 to 49	C
58 to 49	D	48 to 40	D
47 to 34	E	39 to 30	E
33 to 20	F	29 to 20	F
19 to 10	G	19 to 10	G

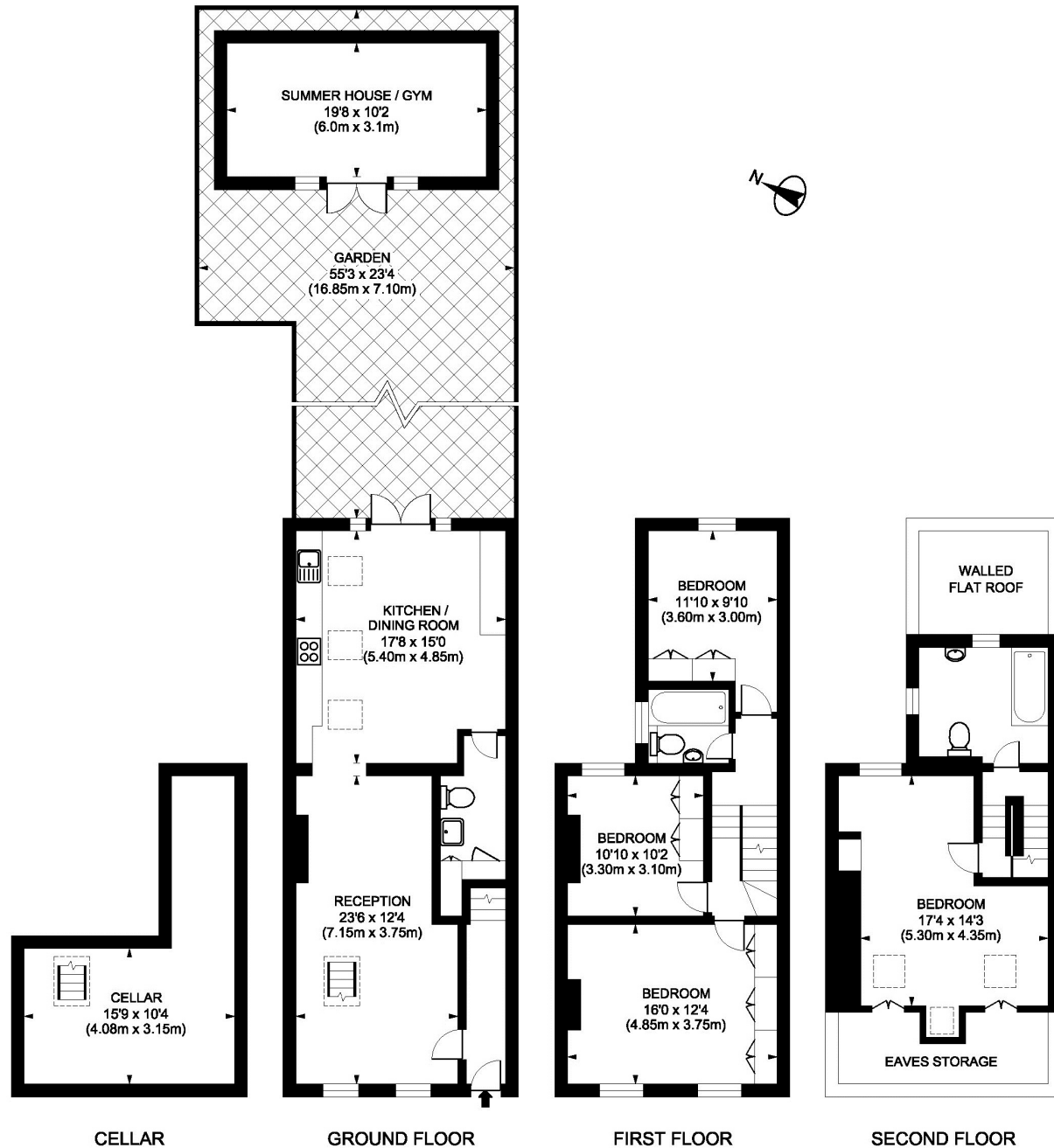
Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England, Wales & N.Ireland
 2009/1/EC

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Webbs Road, SW11
 Gross Internal Area 1904 sq ft/176.7 sq metres (Outbuilding Area 193 sq ft/18 sq metres)
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