

FOR SALE





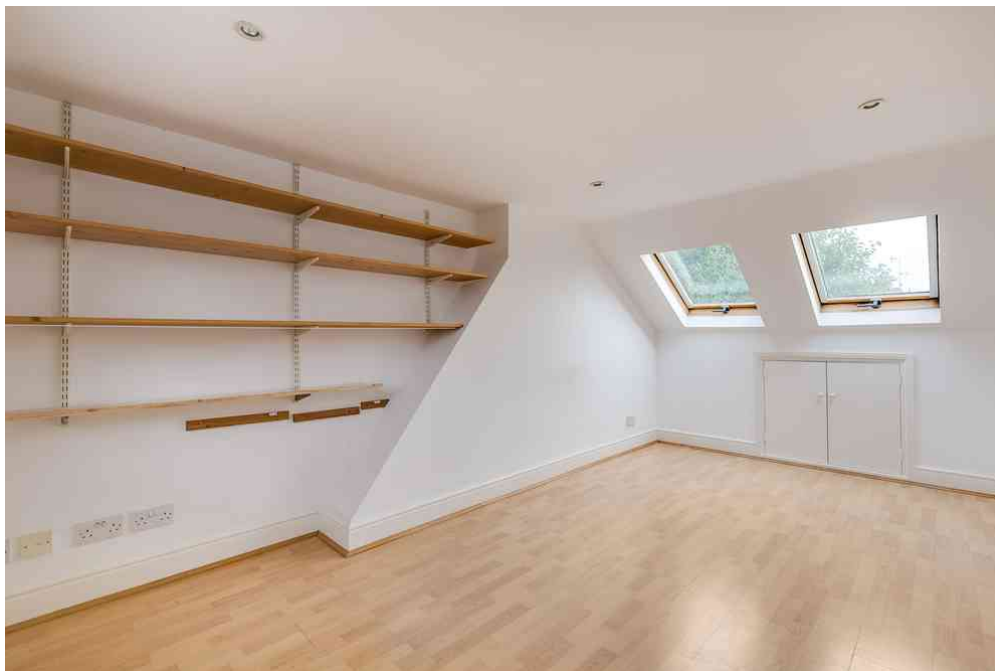
Situated in the catchment for both the area's outstanding primary schools, Belleville and Honeywell, this substantial Victorian five-bedroom house with high ceilings, a west-facing garden and a wealth of original features is offered vacant, with no chain and lots of potential for expansion (STPP) and improvement. It's close to fashionable Northcote Road with good transport connections at Clapham Junction and Clapham South.

With numerous original Victorian features, including fireplaces, a lovely staircase, stained glass and other original doors and ornately detailed ceiling cornices, this generously proportioned Victorian house is now crying out for some love and imagination (after a long rental period). Any buyer with a little imagination and designs on choosing their own kitchen and extension, plus some upgrading, may love this gem - with the loft already converted, the house already has five double bedrooms and three bathrooms (one en suite)

so the house has ample space upstairs to suit a large family.

The house has large windows and a bright and sunny aspect. It is also attractively set back a little further from the road than many local properties giving greater privacy.

The southern end of Leathwaite Road is quieter with easier parking and is more suited to families, especially given the house's sought-after position in the current catchment for both Honeywell (228 metres away) and Belleville (210 metres) Schools. There are also numerous other private nurseries, primary and secondary schools in the immediate area. The house is also close to the open spaces of Clapham Common and about three quarters of a mile from both Clapham Junction (overground) and Clapham South (underground) stations. Nearby Northcote Road provides specialist boutiques, a thriving weekend market and many popular bars, cafes and restaurants.



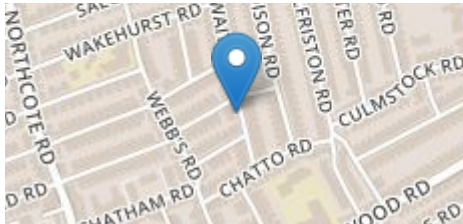
# Leathwaite Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Hallway
- 23' Kitchen/Dining Room
- Potential for Side Extension
- West-facing Garden
- Downstairs WC
- Cellar
- 3 Bath / Shower Rooms
- 5 Double Bedrooms
- Double Reception
- 1942 Sq. Ft./180.5 Sq. M.

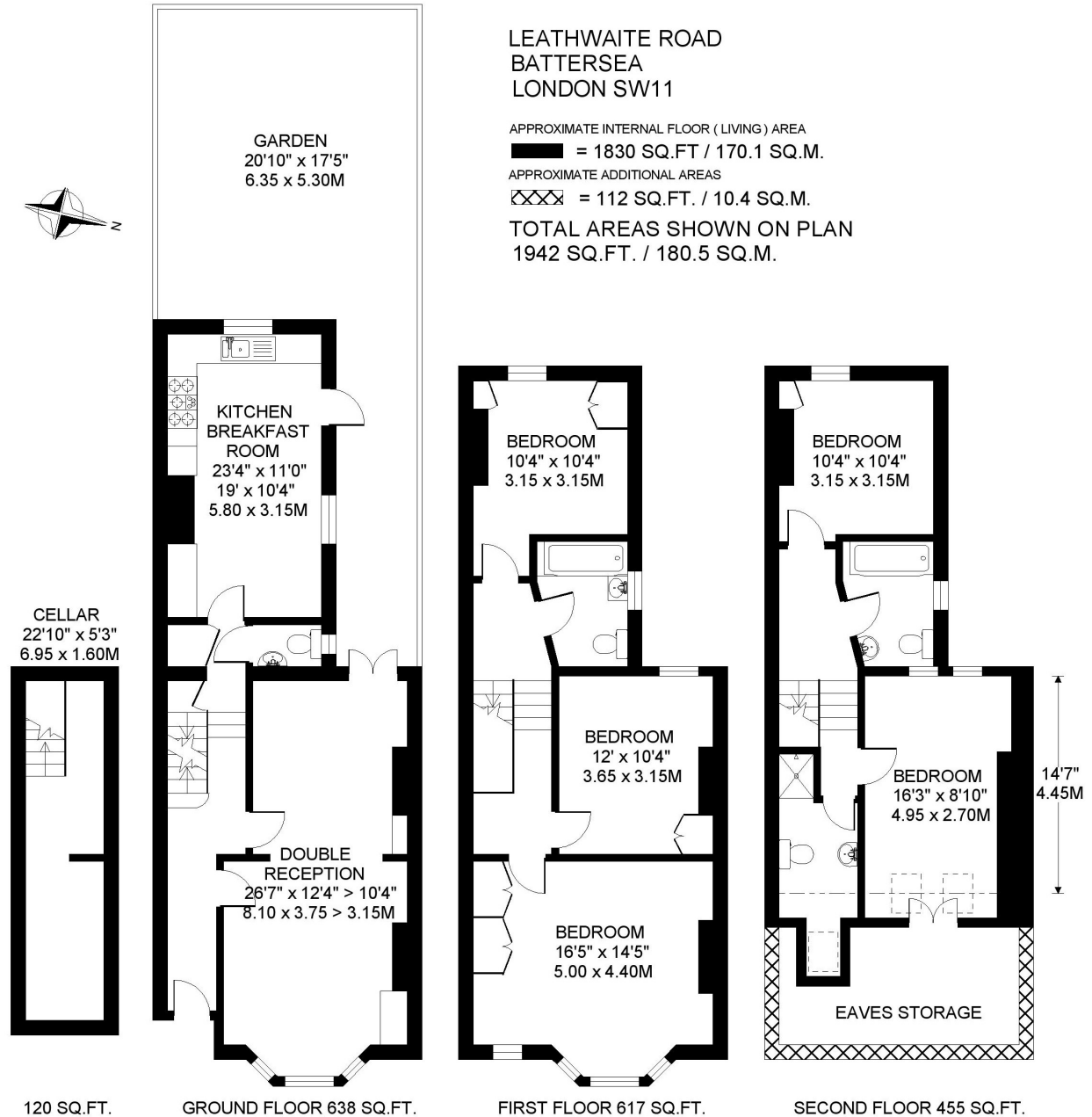


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Ambient	Very environmentally friendly - lower CO <sub>2</sub> emissions	Excellent
102 to 100	A	102 to 100	A
81 to 61	B	81 to 61	B
60 to 40	C	60 to 40	C
39 to 20	D	39 to 20	D
19 to 9	E	19 to 9	E
8 to 2	F	8 to 2	F
1 to 0	G	1 to 0	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	82	England, Wales & N.Ireland	77
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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## LEATHWAITE ROAD BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■■ = 1830 SQ.FT. / 170.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 ☒☒☒☒ = 112 SQ.FT. / 10.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1942 SQ.FT. / 180.5 SQ.M.

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