





A substantial, extra-wide and wonderfully proportioned Victorian family house with a bright aspect and a delightfully secluded garden. Conversion of the huge loft has extended the house to almost 2,300 square feet (including eaves) with further potential to build into the side return and convert the basement. Conveniently located in the catchment for the outstanding Honeywell School, the highly popular Northcote Road & good transport links. These rare, extra-wide, single-fronted Victorian properties benefit from very generous proportions throughout. This particular house has been in the same ownership for a quarter of a century and been well maintained during that time. The house is therefore in good condition and underwent refurbishment to the kitchen, bathrooms and décor in 2010. The house retains a wealth of period charm including floors, doors, and fireplaces and is bright and airy due to its precise position on the street without a house directly opposite. The very healthy floor area would comfortably

accommodate the needs of expanding young families, currently providing five double bedrooms and three bathrooms, yet it also offers plenty of potential for extension, with the cellar and wide side return as yet untapped. The rear garden has been lovingly established over many years and has a very secluded atmosphere with many mature flowering shrubs. Broomwood Road runs "Between the Commons" close to numerous sought-after schools and this section is in the usual catchment for the highly sought-after Honeywell School. Clapham South tube (Northern Line) and Wandsworth Common and Clapham Junction stations are all accessible. An excellent range of specialist shops, bar/ restaurants and a thriving street market is on nearby Northcote Road and numerous supermarkets are found at Clapham South or Clapham Junction.



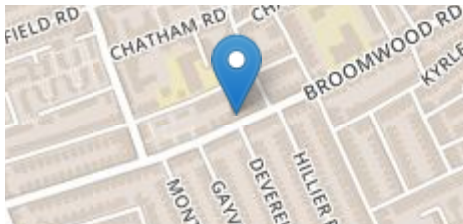
Broomwood Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- Wide Hall
- Secluded Garden
- Potential for Extension
- Kitchen/Breakfast Room
- Honeywell Catchment Area
- 2300 SQ.FT/213.6 SQ.M
- 3 Bath / Shower Rooms
- 5 Double Bedrooms
- Wide Double Reception

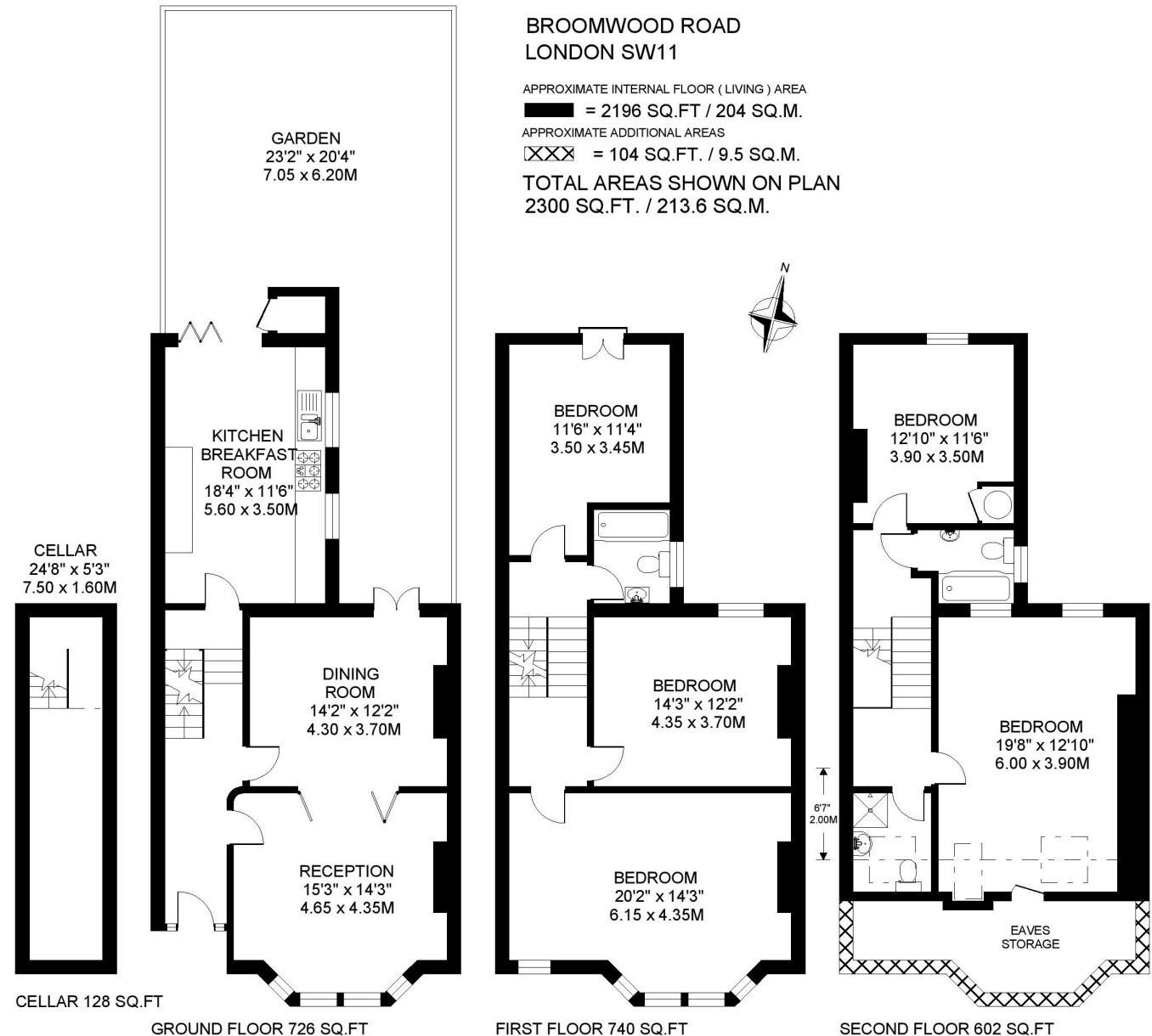


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Ambient	Worstcase	Very environmentally friendly - lower CO ₂ emissions	Ambient	Worstcase
(92 to 100) A			(2 to 10) A		
(81 to 91) B			(11 to 21) B		
(69 to 80) C			(22 to 30) C		
(55 to 68) D			(31 to 39) D		
(43 to 54) E			(40 to 49) E		
(31 to 42) F			(50 to 59) F		
(1 to 30) G			(60 to 69) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland			England, Wales & N.Ireland		
EPC Reference: 2002/01/EC			EPC Reference: 2002/01/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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