



Broxash Road
Between the Commons
SW11

FOR SALE

This stylishly extended wider-than-average Victorian house boasts a superb 'wraparound' kitchen extension, a sunny south-facing garden and beautiful period features. Finished to a high standard throughout, it offers five generous double bedrooms and is positioned just 50 yards from exclusive Clapham Common West Side. Ideally placed for City commuting at nearby Clapham South Tube, and close to excellent schools.

BROXASH ROAD LONDON SW11

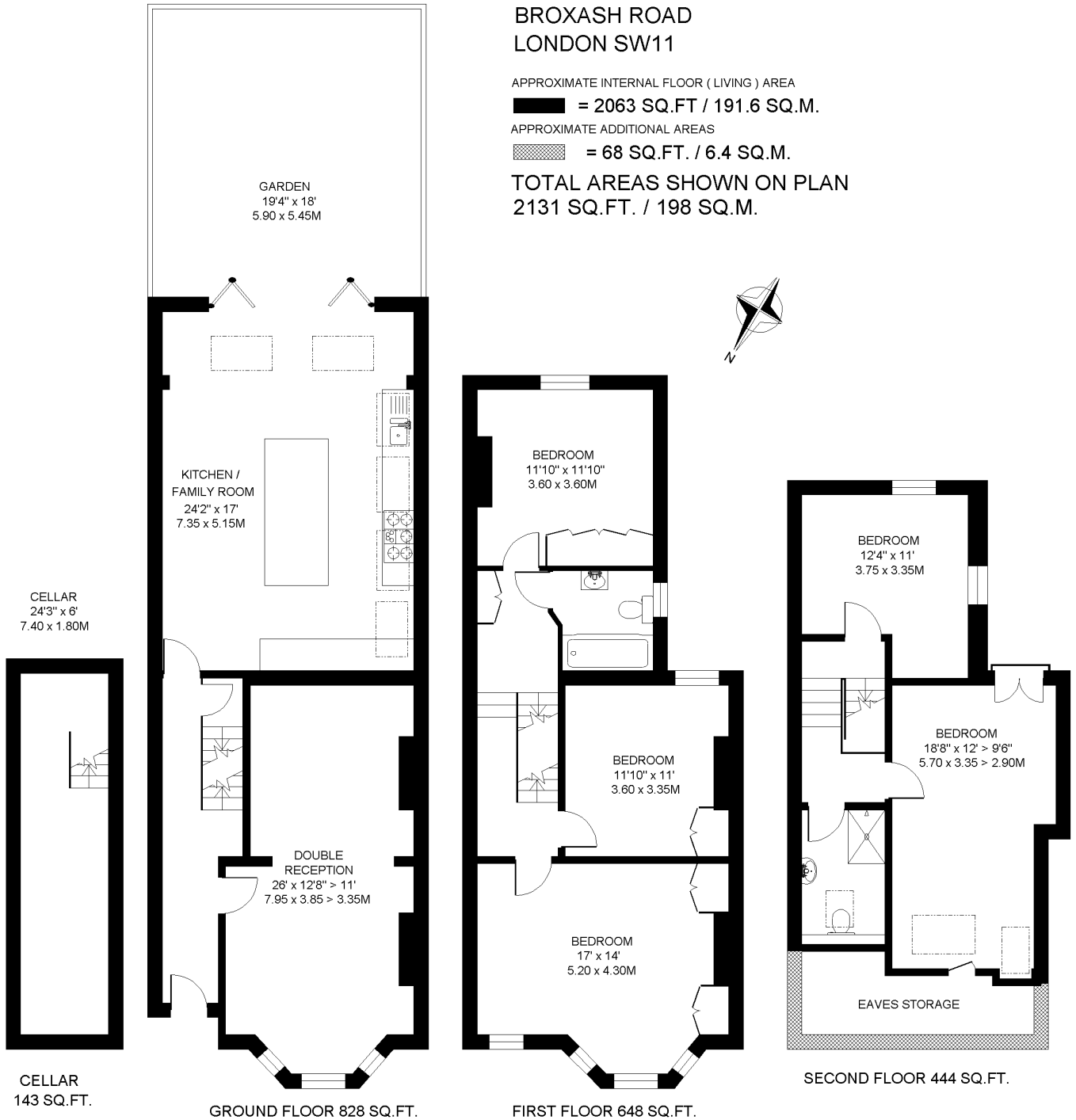
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 2063 SQ.FT / 191.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 68 SQ.FT. / 6.4 SQ.M.

**TOTAL AREAS SHOWN ON PLAN
2131 SQ.FT. / 198 SQ.M.**



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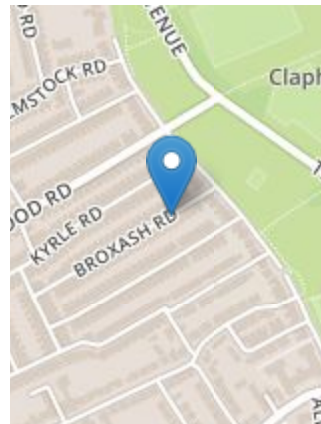


PROPERTY FEATURES

- Cellar
- Entrance Hall
- Wide proportions
- Residents Parking
- South-facing garden
- Wraparound Extended Kitchen
- 5 Double Bedrooms
- 2 Bath / Shower Rooms
- Double Reception Room
- 2131 SQ.FT/ 198 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	Current	Potential	Score
(92 to 100) A			82
(81 to 91) B			69
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<small>More energy efficient - higher running costs</small> England, Wales & N.Ireland E.U. Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	Score
(10 to 100) A			79
(81 to 91) B			65
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<small>More environmentally friendly - higher CO₂ emissions</small> England, Wales & N.Ireland E.U. Directive 2002/91/EC			