





This exceptional and well-extended, Victorian family house benefits from that most precious commodity; width. Stylishly presented, its fabulous 22' frontage makes for luxurious receptions connecting to a bright kitchen extension and a delightful south-facing garden. Enviously positioned off fashionable Northcote Road, under half a mile from Clapham Junction station and in the usual catchment for the 'outstanding'-rated Belleville Primary School.

This highly desirable family home, built in 1879, forms part of a rather unusual Victorian terrace. Unusual from the point of view that it contains less houses than many similar lengths of terrace in the local area, the result being rather rare and very wide family properties. All the rooms and the outside space benefit from this and with a former owner having open-planned the ground floor it now provides, spacious and very bright entertaining/ family living areas and a wide and secluded south-facing rear garden. The kitchen is bespoke and has matching cabinetry through into the dining area, stylishly crafted up to the high ceilings, stone worktops and integrated appliances. The house has been nicely extended at the rear into a wide sunny garden which can be accessed via French doors from two different zones. From the wide front entrance hall is a door to a useful cellar. Upstairs there are four bedrooms and three bathrooms arranged over the two floors. The master bedroom suite occupies the whole converted loft space, has French windows to a south-facing balcony and built in cupboards. It also has an en-suite shower/ WC. There are two excellent guest double bedrooms on the first floor, one with an entire

wall of wardrobes and a fourth bedroom to the front. The owner is also selling a double garage, located very close by on adjacent Webbs Road, available by separate negotiation and priced at £125,000.

The irresistible conveniences of Northcote Road, which include a wonderful array of specialist shops, bar/ cafés and restaurants, as well as a thriving street market are only yards away, making Bennerley Road, which runs either side of it, an enviable location. (Once you live directly off Northcote Road, it's hard to move away from it!) The laziest/ busiest of commuters will find Clapham Junction an ideal distance away (under half a mile of a mile) without falling too close to the congestion which immediately surrounds it. There are fast mainline services to Victoria and Waterloo as well as connection points for many bus routes. There are also numerous good schools very close by in both sectors. In particular this house is in the usual likely catchment for the Belleville Primary State School and very close to Bolingbroke Academy (State Secondary).



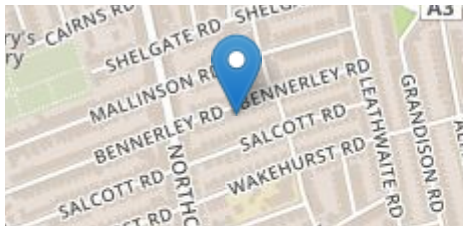
# Bennerley Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Cellar
- Master Suite
- Front Garden
- Extended Kitchen
- Wide South-Facing Garden
- Double Garage (by separate negotiation)
- 2 Wide Receptions
- 4 Bedrooms
- 3 Bathrooms
- 1972 SQ.FT/ 183.2 SQ.M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worst environmental impact																												
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<small>Not energy efficient - higher running costs</small> <small>England, Wales &amp; N.Ireland</small>	<small>EU Directive 2002/91/EC</small>	<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <small>England, Wales &amp; N.Ireland</small>	<small>EU Directive 2002/91/EC</small>																												

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.



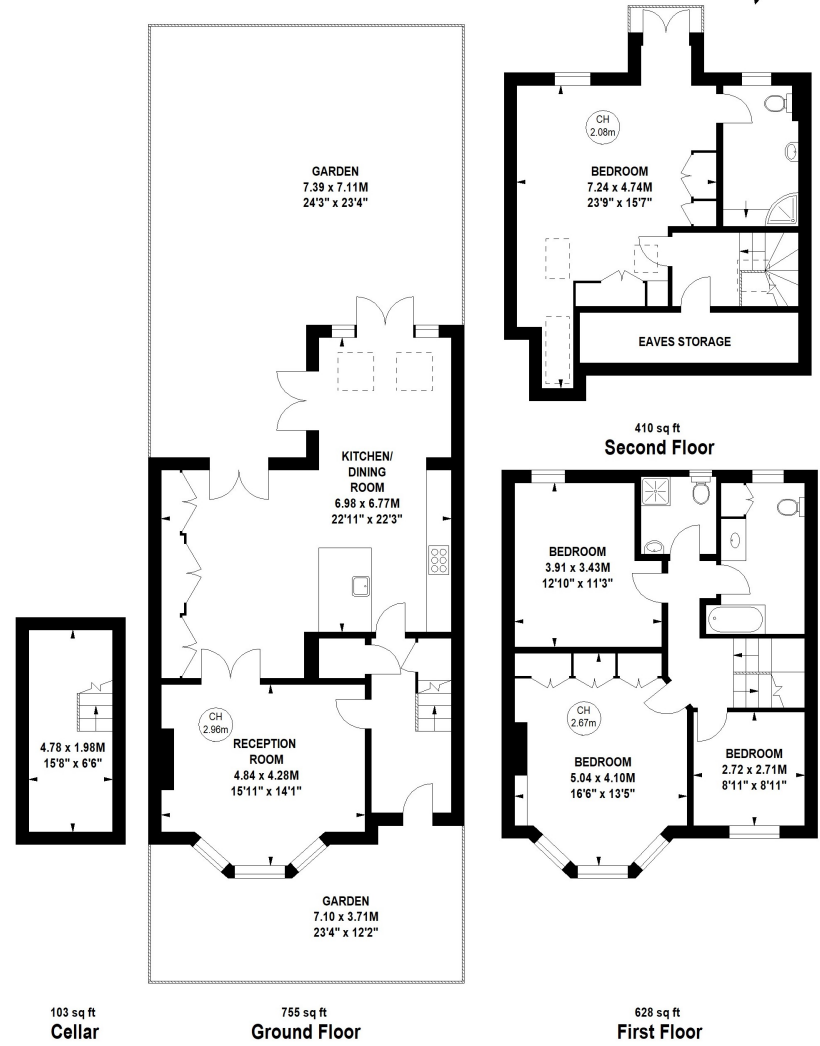
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## Bennerley Road, SW11

Approximate gross internal area  
 176.14 sq m / 1896 sq ft  
 Eaves Storage  
 7.06 sq m / 76 sq ft  
 Approximate gross internal area including eaves storage  
 183.20 sq m / 1972 sq ft

Key :  
 CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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