

FOR SALE





Meticulously designed, luxuriously renovated and impeccably maintained, this outstanding Victorian family house has a sleek contemporary feel throughout, from the stylish kitchen extension to the sumptuous master suite. Located 'Between the Commons' in the usual catchment area for the outstanding-rated Belleville School, less than half a mile from Clapham Junction and extremely convenient for Northcote Road's fashionable shops and restaurants.

This beautiful Victorian house has been totally remodelled from scratch to create a stylish modern home which is immaculately presented both inside and out. A smart, well-considered layout, extensive use of glass in the two extensions, full-height doorways, vaulted ceilings, high-quality finishes, architectural lighting, and innovative storage solutions and design touches, all make a generous contribution to the excellent flow and practicality of this rather special property. The house has also been double-glazed throughout and there is underfloor heating to the kitchen and master bathroom.

The house is approached through a smart, stone-paved, front garden with iron railings and gate into an attractive entrance hall with deep, cleverly-concealed and practical coat and shoe cupboards. The large double reception has a modern gas fireplace, excellent full-height storage cupboards, wooden floors and fitted shutters. Full glass doors connect the living room through to the extended kitchen which has been superbly designed and has a full glass roof and bifold doors to the garden, filling the room with natural light. The kitchen has been beautifully designed with extensive sleek storage units, large island with concealed Wolf extractor and top-quality Miele appliances. The garden has been landscaped in minimalist style and is mainly paved in matching tiles to the kitchen to create one lovely large and level space when the garden doors are fully opened. It also has built-in seating and uplighting.

On the first floor is an exceptional master suite, again totally reinvented to obtain the best layout. It has a discreet entrance, an enlarged dressing area featuring wardrobes with sliding mirrored doors and a beautifully sleek en suite bathroom complete with designer free-standing bath, large walk-in shower, and top-quality fittings and lighting. Elsewhere there are two further double bedrooms; one with a high vaulted ceiling fitted with electric skylight and blind; the other in the converted loft with a whole wall of glass doors. Both these bedrooms have en-suite shower rooms beautifully fitted in contemporary style, whilst both the

master bedroom and top bedroom also have air-conditioning.

There is scope to build another floor above the back bedroom to create either two more bedrooms or another bedroom en suite, subject to planning consents for which there is ample local precedent. There is good accessible storage in both the rear loft and the front eaves. Further dry storage can be found in the well-lit & heated cellar which runs beneath the hall. There is also a ground floor WC for guests.

Leathwaite Road is close to the open spaces of Clapham Common and this property (close to the junction with Salcott Road) is less than half a mile from Clapham Junction (overground) with Clapham South tube a little further in the other direction. The house lies within the catchment for Belleville Primary School which is also a feeder school for the very good Bolingbroke Academy (Secondary), and there are numerous other private primary schools and nurseries in the immediate area. Nearby Northcote Road provides specialist boutiques, a thriving weekend market and many popular bars, cafes and restaurants.



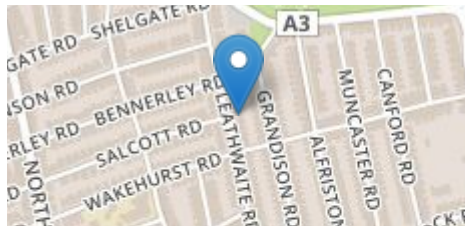
Leathwaite Road

Between the Commons SW11

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PROPERTY FEATURES

- Downstairs WC
- Extended Kitchen
- Lit & heated Cellar
- Landscaped Garden
- Potential for Loft Extension
- Master Suite
- Double Reception
- 3 Bath / Shower Rooms
- Belleville School Catchment
- 1845 SQ.FT/ 171.5 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient	Least energy efficient	Very environmentally friendly	Least environmentally friendly
92 to 100	A	92 to 100	A
81 to 91	B	81 to 91	B
69 to 80	C	69 to 80	C
55 to 68	D	55 to 68	D
39 to 54	E	39 to 54	E
21 to 38	F	21 to 38	F
1 to 20	G	1 to 20	G

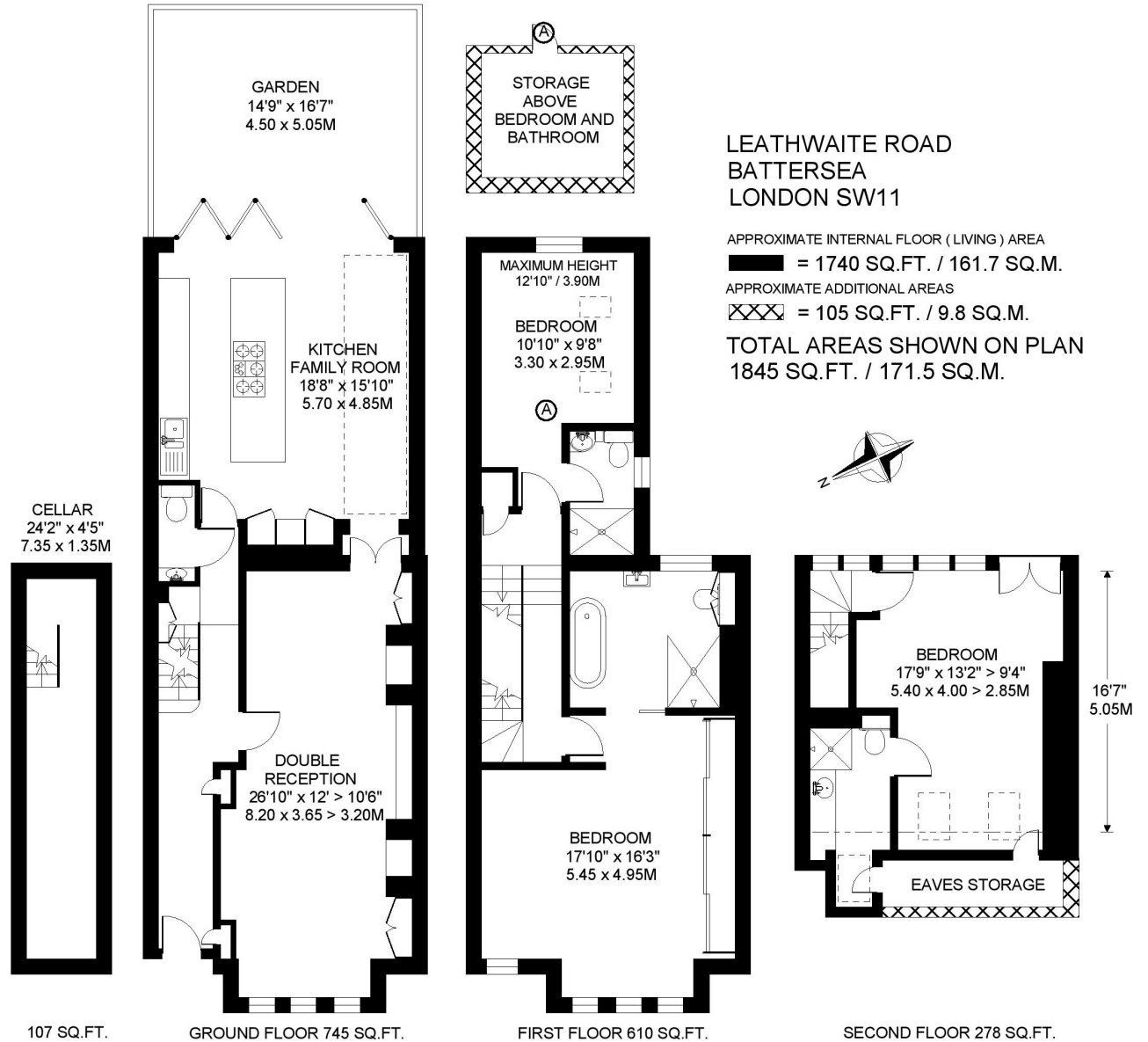
Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

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

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