









Extended into the loft and side return to create a spacious family home of over 2000 square feet, this bright Victorian property has a stylish kitchen, five double bedrooms and separate study. It's situated in prime territory – just yards from both fashionable Northcote Road and Wandsworth Common, and half a mile from Clapham Junction. It's also very close to three highly sought-after state schools, Belleville and Honeywell (Primary) and Balgobroke Academy (secondary). The house has been attractively modernised in the last few years including a new kitchen, family bathroom, décor, flooring and double-glazed sash windows throughout. It retains some beautiful original features including fireplaces, high ornate ceilings, windows and doors. The kitchen has been beautifully re-fitted with classic Shaker-style units, composite worktops and good quality appliances. The room has been built out into the side return of the garden to create space for both a large island and decent dining table. It has large skylights and French windows which open out to a modern landscaped garden with artificial grass and attractive slatted fencing which, thanks to its northwest facing aspect, receives lovely afternoon summer sun late into the day. The double reception, which connects to the kitchen, has high ornate

ceilings and is fitted with a beautiful marble fireplace with open fire and sleek glass fireguard, in addition to cupboards and bookcases. Upstairs are five double bedrooms, a good family bathroom and a further shower room. There is also a study at the very top which has the potential to be converted into another bathroom if preferred. There is good storage in the eaves and the storage cellar beneath the hall, which offers the option to house further utilities. The area is a magnet for young families with its green spaces, numerous nurseries and schools and a fantastic community feel centred around Northcote Road's variety of family-friendly restaurants, bars, cafés, child-oriented shops and other specialist boutiques. Kelmescott Road runs either side of it, with this house being on the Wandsworth Common side. Clapham Junction mainline station serves Victoria and Waterloo as well as many other destinations and there are numerous local bus routes converging there.



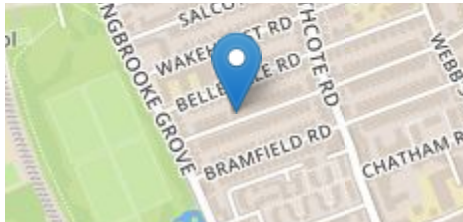
# Kelmscott Road

Between the Commons

**FOR SALE**

## PROPERTY FEATURES

- Entrance Hall
- Double Reception Room
- Kitchen/Family Room
- Cloakroom/WC
- NW-facing Garden
- Cellar
- 5 Double Bedrooms
- Study
- 2 Bath/Shower Rooms
- 2020 SQ.FT / 187.6 SQ.M. inc storage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worst energy rating	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worst CO <sub>2</sub> emissions
(92 to 100) A	82	(92 to 100) A	77
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
61		61	
England, Wales & N.Ireland		England, Wales & N.Ireland	

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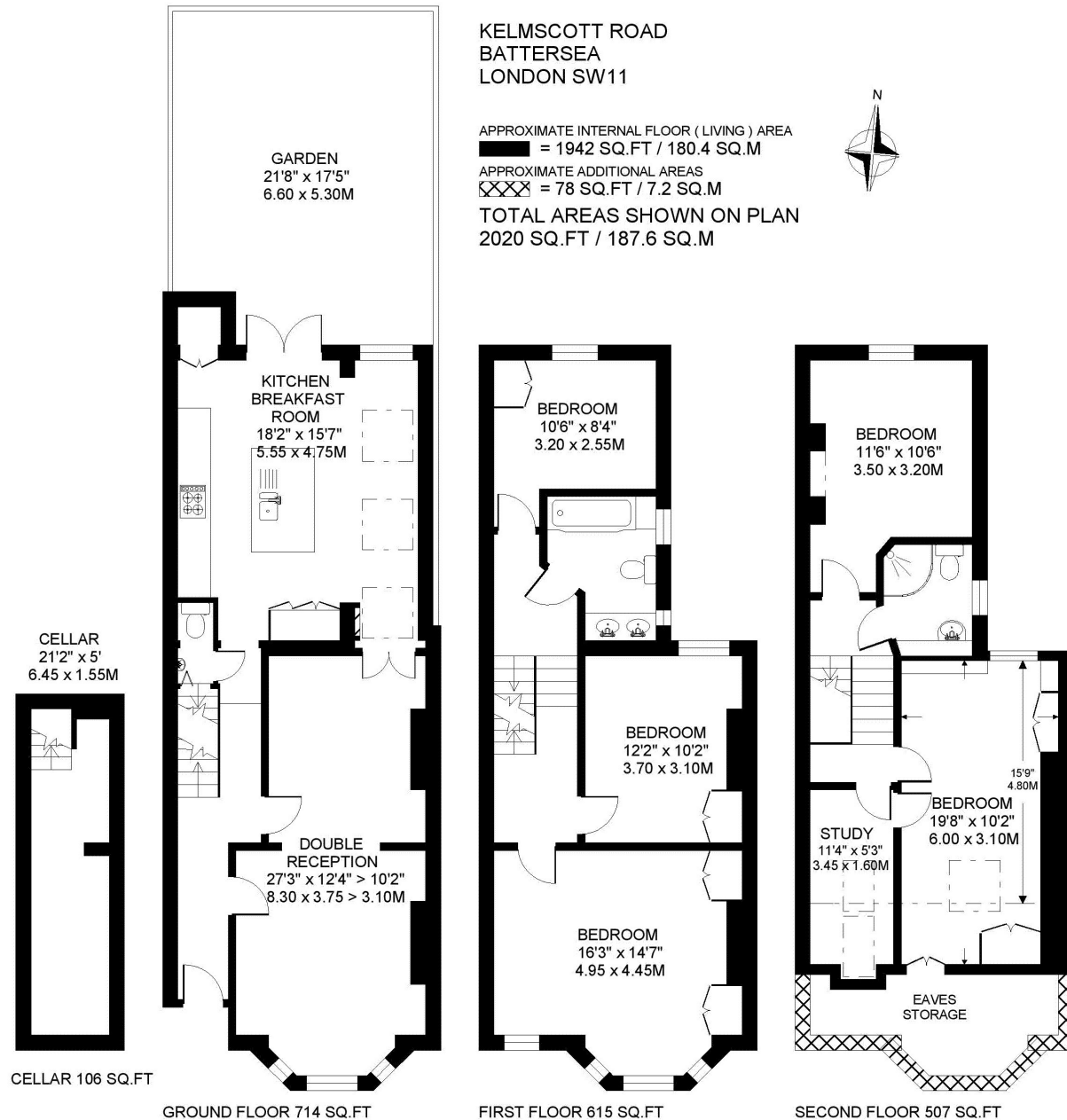


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KELMSCOTT ROAD  
 BATTERSEA  
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■■ = 1942 SQ.FT / 180.4 SQ.M  
 APPROXIMATE ADDITIONAL AREAS  
 XXXXX = 78 SQ.FT / 7.2 SQ.M  
**TOTAL AREAS SHOWN ON PLAN**  
 2020 SQ.FT / 187.6 SQ.M



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