



Stylishly refurbished and extended, this charming Victorian property has been transformed into a contemporary home with a wonderful open-plan ground floor, a superb kitchen and a delightful extra-large modern garden with side gates. Temperley Road is a quiet street in the Nightingale Triangle, close to Clapham South and Balham mainline/tube stations, the open spaces of Clapham Common and good schools.

This four-bedroom Victorian house has masses of kerb appeal. Approached through a pretty porch area with mature wisteria overhanging, the hallway leads into an attractive and spacious open-plan ground floor layout. It comprises a living area, dining area and smart kitchen/family area, with wooden flooring running throughout, subtle lighting, a clever design and a great flow of light and space, thanks to numerous skylights and large bi-fold doors to the garden. The kitchen is beautifully fitted with contemporary units, stone worktops and a central island breakfast bar. The rear garden is superb. A modern landscape designed seating area combines with an array of mature shrubs to create a Mediterranean atmosphere and a wonderful feeling of seclusion. Facing north-west it benefits from lovely late sun. The garden also has an extra rear section

(with side gates to Badminton Road – ideal for bike/gardening access) which serves as a great play area for kids. There is an under-stair utility cupboard and downstairs cloakroom/WC. The entire house is decorated in contemporary neutral tones. Upstairs are four bedrooms and two smart bath/shower rooms. There are several built-in wardrobes and also extensive eaves storage.

Temperley Road is an attractive road of Victorian cottages, lying between Clapham South and Balham. Both are within half a mile and offer tube and mainline services. There is a wonderful selection of specialist shops, bars, restaurants and supermarkets here whilst good schools abound in both sectors. The recreational facilities of Clapham Common are within a quarter of a mile.



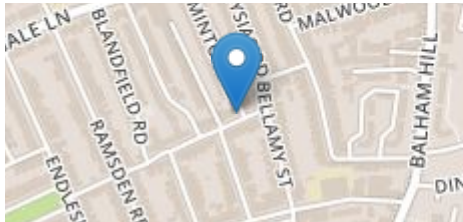
# Temperley Road

## Nightingale Triangle SW12

**FOR SALE**

### PROPERTY FEATURES

- Side Access
- Large Garden
- Built-In Storage
- Cloakroom / WC
- Victorian Cottage
- Kitchen / Dining Room
- Double Reception Room
- 2 Bath/Shower Rooms
- 4 Bedrooms
- 1355 SQ.FT 125.8 SQ.M

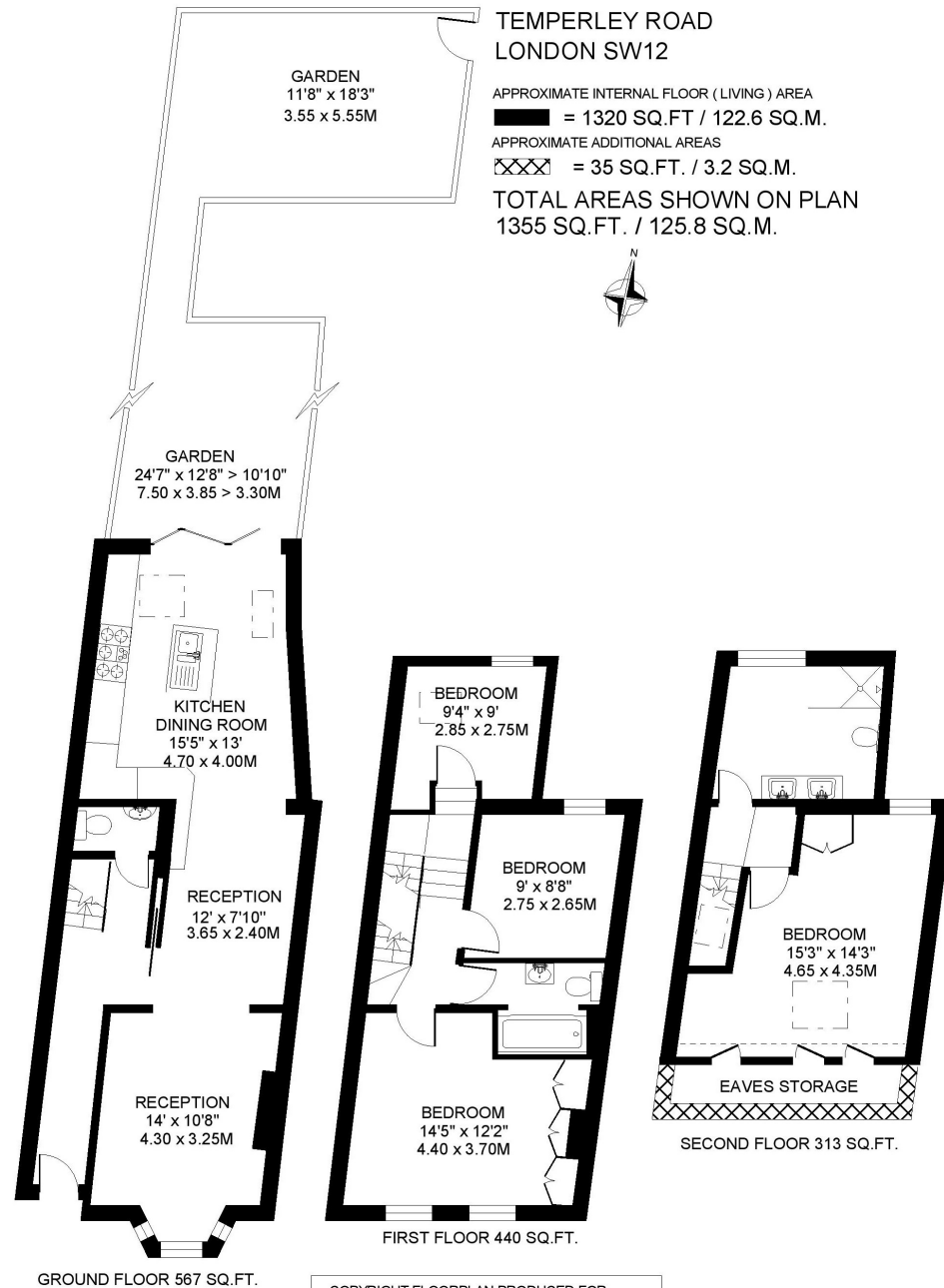


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worst
(92 to 100) <b>A</b>		(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>		(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>		(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	68	(55 to 68) <b>D</b>	62
(39 to 54) <b>E</b>		(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>		(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>		(1 to 38) <b>G</b>	
<small>Not energy efficient - higher running costs</small> England, Wales & N.Ireland 101 (2015/16) 2009/10 EPC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England, Wales & N.Ireland 61 (2015/16) 2009/10 EPC	

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