





Enviably positioned on the south side of this popular street and in the usual catchment area for the outstanding Belleville and Honeywell primary schools, this beautifully extended Victorian terraced house with spacious family kitchen, sunny garden and five double bedrooms (approx. 1800 square feet) is offered with no forward chain. Clapham Junction, Clapham South tube, fashionable Northcote Road and both Clapham and Wandsworth commons are close by. With large skylight windows in the extended kitchen and a sunny south-facing rear aspect, this attractive Victorian house has a bright open feel to the ground floor with neutral décor, lovely original period features, and a contemporary feel throughout. The kitchen has smart white units, quartz worktops a central island and ample space for a large dining table, whilst the classic double reception room retains a pair of matching period fireplaces, ceiling and cornicing detail and has a beautiful wooden parquet floor. The property is well maintained and has double glazed sash windows throughout. There is also a cleverly-positioned cloakroom/WC and a cellar providing extra storage and space/plumbing for the washing machine.

The garden faces south, receives sunlight throughout the day and has low maintenance artificial grass laid out beyond the deck, ideal for young children to play on. It is also open to the west meaning it receives any sunshine late into the day. Upstairs the front and rear loft spaces have both been fully converted and so the house provides five good bedrooms and two modern bath/shower rooms (one on each floor).

Ashness Road lies in the heart of the area known as 'Between the Commons'. The property is conveniently located equidistant between Clapham Junction train station and Clapham

South tube station, both approx. 15 minutes' walk. The mainline station at Clapham Junction serves Victoria, Waterloo and numerous parts of the country whilst numerous bus routes also converge nearby. Clapham South tube is on the Northern Line with underground services to The City and West End. Excellent local schools abound in both all ages but, Belleville (primary, 173m away), Honeywell (primary, 250m) and Bolingbroke Academy (secondary) are importantly close by. Wandsworth Common and Clapham Common offer lovely open green spaces and recreational facilities, whilst the popular shopping, eating and drinking choices of Northcote Road begin just a stone's throw away. Pressure free on street parking.



Ashness Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Cellar
- No Chain
- Entrance Hall
- Cloakroom / WC
- South-Facing Garden
- Kitchen / Family Room
- Double Reception Room
- 2 Bath / Shower Rooms
- 5 Double Bedrooms
- 1792 SQ FT / 166.4 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Least environmentally friendly - higher CO ₂ emissions
A (92 to 100)	G (1 to 10)	A (102 to 100)	G (1 to 10)
B (81 to 91)	F (11 to 10)	B (91 to 91)	F (11 to 10)
C (69 to 80)	E (12 to 15)	C (80 to 80)	E (12 to 15)
D (55 to 68)	D (16 to 20)	D (69 to 69)	D (16 to 20)
E (39 to 54)	C (21 to 25)	E (54 to 54)	C (21 to 25)
F (13 to 38)	B (26 to 30)	F (39 to 39)	B (26 to 30)
G (1 to 12)	A (31 to 35)	G (1 to 12)	A (31 to 35)
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC

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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ASHNESS ROAD LONDON SW11

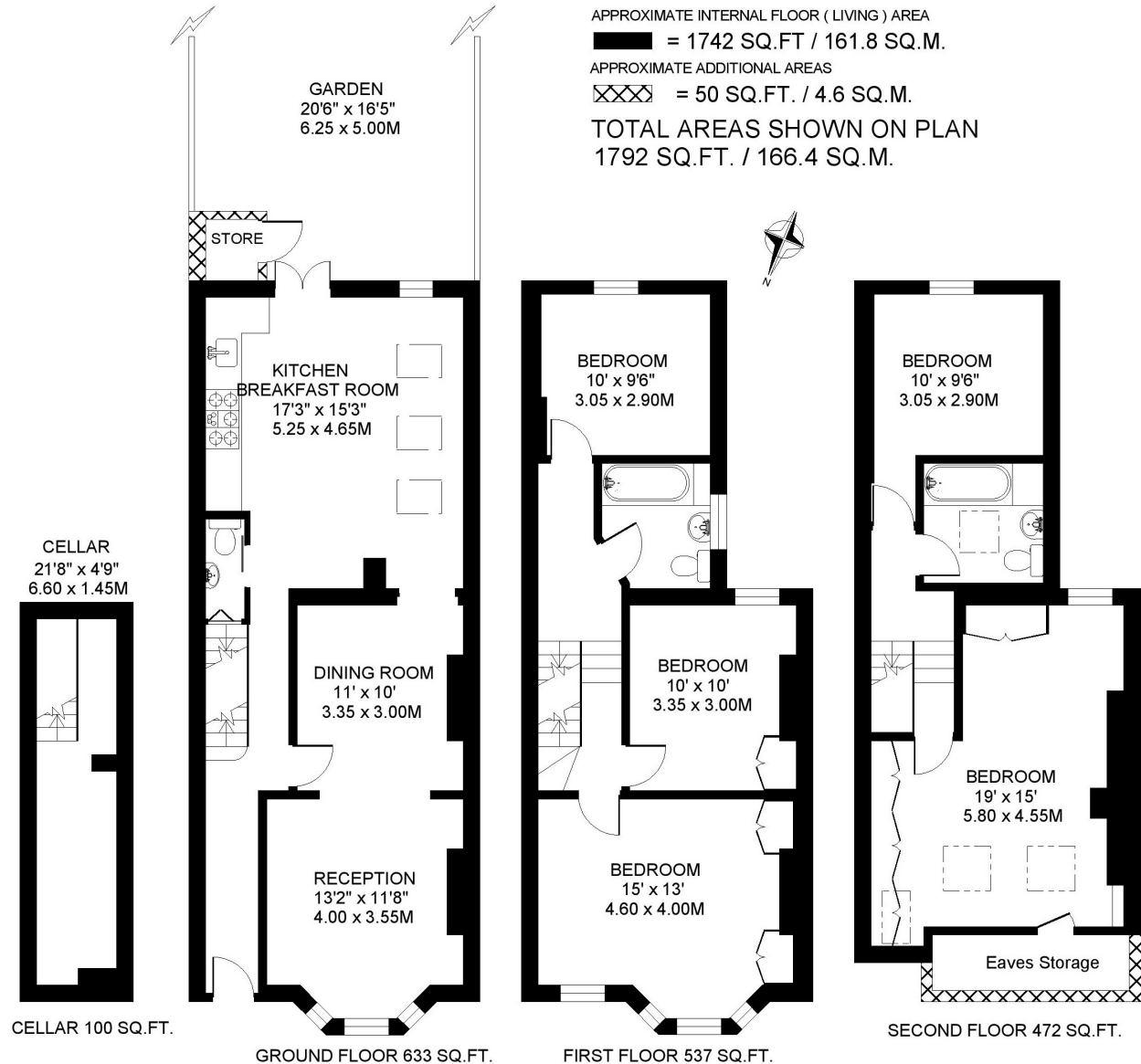
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

█ = 1742 SQ.FT. / 161.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▤ = 50 SQ.FT. / 4.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1792 SQ.FT. / 166.4 SQ.M.



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