





This handsome, fully extended Victorian house, with a substantial and very well-designed floor area of 2536 square feet/236 square metres, has a superb basement conversion, outstanding open-plan living space and a delightful south-facing garden. Its specific location is highly sought-after, directly off fashionable Northcote Road and comfortably inside the Belleville and Honeywell Schools catchment areas. Both commons are close by and Clapham Junction station is about half a mile away.

This classic late-Victorian bay-fronted terraced house with its significant extensions and a totally re-designed layout - ideal for a growing family - has a bright open-plan feel throughout thanks to wide double doorways and spacious landings. Extended into the basement, the garden and the loft, it provides generous accommodation including an excellent master suite, a guest bedroom on the lower floor with adjacent shower room, and three further good double bedrooms upstairs. The largest of these is in the converted loft and also has an ensuite shower room. There are four bath/shower rooms in total - all in attractive modern style - with 3 large shower cubicles.

Reception space is superb. The double reception room has been made open plan to the hall creating a huge living/entertaining space and the well-fitted kitchen is also very large with a central island, space for a large dining table and an informal family sitting area at the rear. Bi-folding doors open onto a sunny south-facing paved garden with attractive fencing. The lower floor also includes a further living space, originally designed as a cinema room but now used as a playroom/fitness area. There is also a utility room, with second oven and hob, enabling the lower floor to be used for a separate au pair /granny flat area, if desired.

Kelmscott Road is a lovely tree-lined street which runs either side of the fashionable shops, bars, and restaurants of Northcote Road in the area known locally as "Between the Commons". The house is very convenient (about half a mile away) for access to Clapham Junction mainline station which has frequent direct trains to Victoria, Waterloo and Canary Wharf. The Northern Line tube can be accessed via Clapham South station and there are numerous local bus routes passing close by. The local area provides an excellent choice of good schools for all age groups in both sectors. Clapham and Wandsworth Commons provide lovely green spaces and good recreational facilities.



# Kelmscott Road

Between the Commons SW11

**FOR SALE**

## PROPERTY FEATURES

- Utility Room
- Master Suite
- Cinema Room
- School Catchments
- South-Facing Garden
- 27' Open plan Reception
- 24' Kitchen/Family Room
- 4 Bath/Shower Rooms
- 5 Double Bedrooms
- 2536 SQ.FT / 235.7 SQ.M

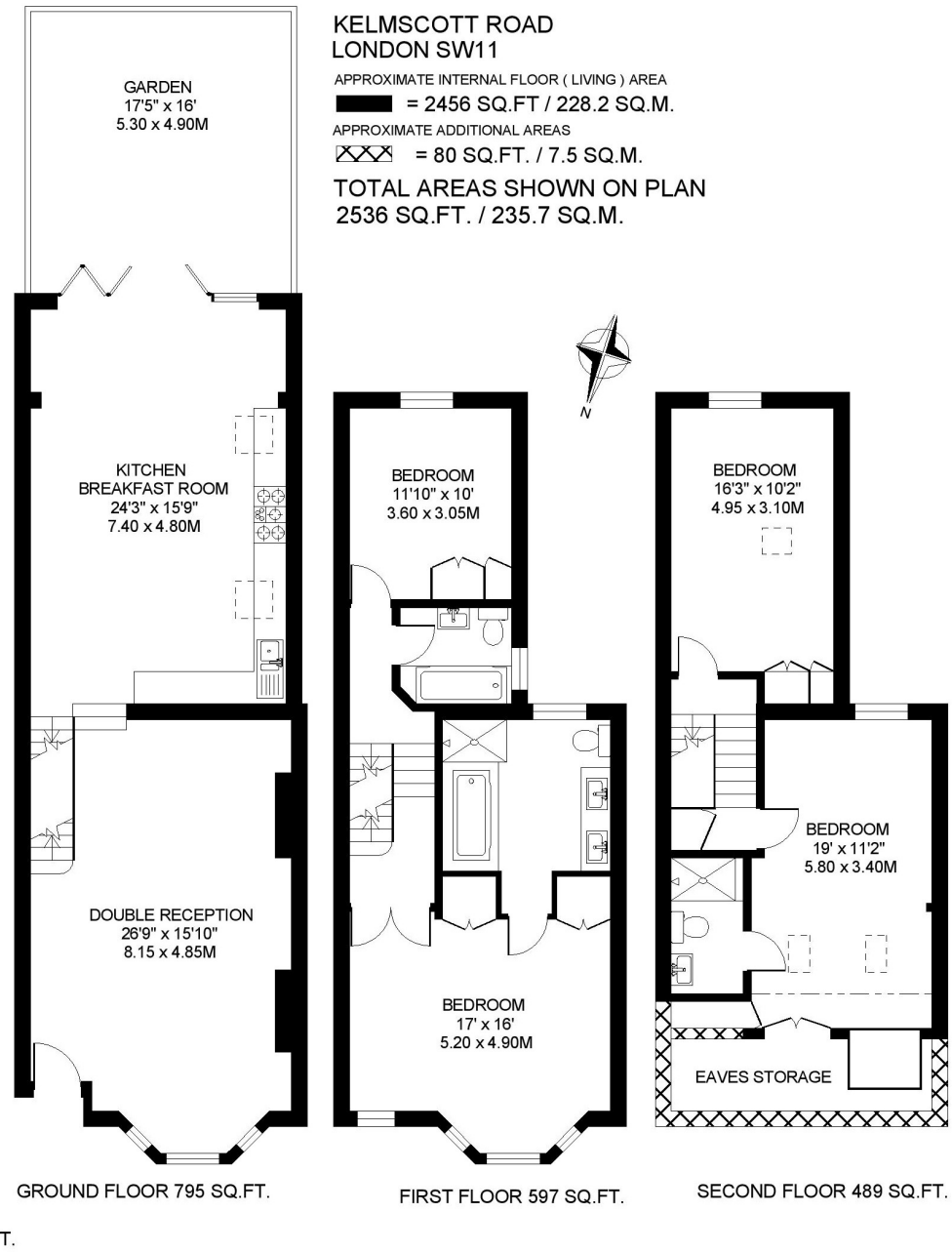


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worst environmental impact
(92 to 100) <b>A</b>	(81 to 91)	(92 to 100) <b>A</b>	(81 to 91)
(81 to 91) <b>B</b>	(72 to 80)	(81 to 91) <b>B</b>	(72 to 80)
(72 to 80) <b>C</b>	(64 to 71)	(72 to 80) <b>C</b>	(64 to 71)
(64 to 71) <b>D</b>	(55 to 62)	(64 to 71) <b>D</b>	(55 to 62)
(55 to 62) <b>E</b>	(47 to 54)	(55 to 62) <b>E</b>	(47 to 54)
(47 to 54) <b>F</b>	(39 to 46)	(47 to 54) <b>F</b>	(39 to 46)
(39 to 46) <b>G</b>	(31 to 38)	(39 to 46) <b>G</b>	(31 to 38)
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England, Wales & N.Ireland	72	England, Wales & N.Ireland	66

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