

**FOR SALE**





This outstanding double-fronted family house, with a wonderful, large landscaped garden and gated off-street parking, has been luxuriously re-designed, extended and renovated. It has a great wow-factor, a refreshingly bright open-plan feel, a stylish contemporary finish and a superb location moments from Wandsworth Common with its excellent train/tube links and superb schools.

The house has been meticulously designed and renovated with flair to create an exceptional family home with an emphasis on stylish contemporary living.

It is approached through a large front driveway with electric gate, electric-car charging point and ample space for 2 cars to be parked off-street. From here you enter via an unusually wide wooden floored hall with a lovely view to the back garden. The centre-piece of the property is a huge, open-plan area comprising a beautifully fitted and fully equipped kitchen with large island, together with separate dining and family areas all with under-floor heating leading to full-width glass/steel doors. These slide right back to access the magnificent large garden which has been beautifully planted and landscaped. The outside is completed by a large artificial-grass lawn, spacious dining/sun deck, sunken seating area with chiminea and a separate timber garden studio/office.

The spacious open plan design of the main house also takes care of family practicalities courtesy of a utility room, front study, and cloakroom/WC. There is a separate square front-facing reception room with fireplace, fitted shutters and wooden floors. All these rooms are set around the unusually wide hall which has been enlarged on all floors by clever repositioning of the stairs to the side of the building and considerably brightened by the large side windows on both upper landings.

The top floor comprises a superb master suite comprising large bedroom with views over the garden

together with a dressing room and bathroom (both en suite). The large first floor guest bedroom also has a wet room en suite and there is a further family bath/shower room to serve the three other double bedrooms which sit around a spacious landing. All bathrooms are fitted to a high standard and there are good built-in wardrobes and very accessible loft storage spaces.

The property is located in this exclusive enclave just by the corner of Wandsworth Common. Close to both Bellevue and Northcote Roads, the area is a magnet for young families and professionals, with its terrific schools, green spaces and variety of restaurants, cafés and specialist boutiques. Easy access to The City and West End is provided courtesy of Wandsworth Common mainline station or by Clapham South and Balham underground stations.



# Birchlands Avenue

Wandsworth Common SW12

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## PROPERTY FEATURES

- Gated Parking
- Kitchen/Family Room
- Front Reception
- Study
- Utility Room
- 66' x 30' Garden
- Garden Studio
- 5 Bedrooms
- 3 Bathrooms (2 E/S)
- 2726 SQ.FT / 243.3 SQ.M

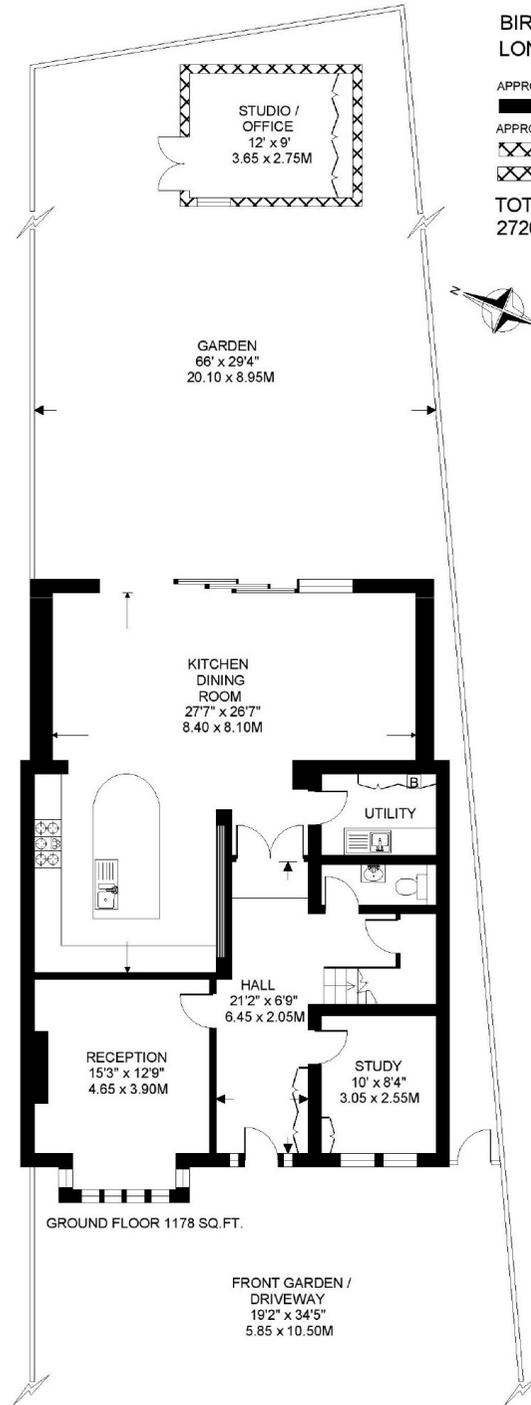


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	71		79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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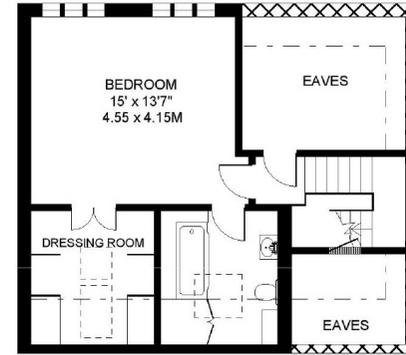


## BIRCHLANDS AVENUE LONDON SW12

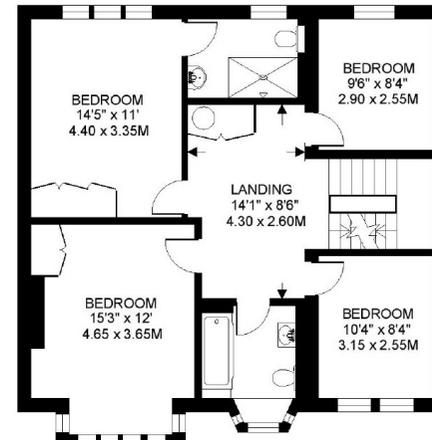
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 2446 SQ.FT / 227.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 STUDIO OFFICE = 110 SQ.FT. / 10.2 SQ.M.  
 EAVES STORAGE = 170 SQ.FT. / 15.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 2726 SQ.FT. / 253.3 SQ.M.



SECOND FLOOR 438 SQ.FT.



FIRST FLOOR 830 SQ.FT.

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