

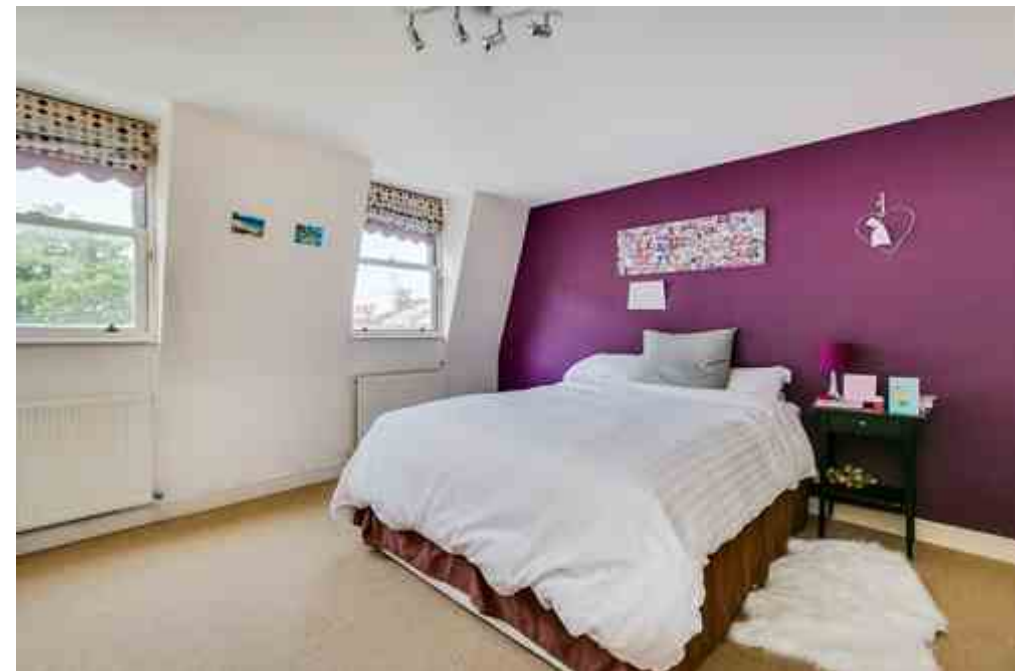




Rarely does one of the delightful secluded Victorian cottages in this beautifully quiet cul-de-sac become available. Situated Between the Commons, in the catchment for Honeywell School and just off fashionable Northcote Road, its 36 garden, open-plan ground floor living and well-balanced bedroom/bathroom accommodation make it a perfect first home for a young family.

The property has been extended to the side on the ground floor making a full-width kitchen/breakfast room with doors onto a lovely garden which, at 36 is much longer than average for the area. This connects through to a large reception room which has been made open-plan compared to the separated original layout. Upstairs all three bedrooms are doubles and have fitted wardrobes. The main top floor bedroom has a spacious en-suite bath/shower room with bath and separate shower cubicle and there is a further generous family bathroom on the first floor.

Stonells Road is a short terrace of mid-Victorian cottages built in the 1860s and adjoins Chatham Road in the highly-sought-after catchment area of Honeywell Primary School. Northcote Road's fashionable parade is just a couple of hundred yards away and has a wide variety of boutiques, bar/restaurants and coffee shops plus a thriving weekend street market. Clapham Junction mainline station is just over half a mile away with Clapham Souths Northern Line station a little further. The 319 bus stops at the bottom of Chatham Road and accesses Sloane Square directly. The outstanding-rated state primary schools, Honeywell & Belleville are very close as is Bolingbroke Academy Secondary school and numerous local private prep schools and nurseries. Clapham and Wandsworth Commons, with their green spaces and wide range of recreational facilities are close by.



Stonells Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Victorian Property
- Honeywell Catchment
- Large Reception Room
- Kitchen / Breakfast Room
- 36 Garden
- 3 Double Bedrooms
- 2 Large Bathrooms
- 1227 Sq. Ft / 114 Sq. M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst	Very environmentally friendly - lower CO ₂ emissions	Worst
92 to 100	A	92 to 100	A
81 to 91	B	81 to 91	B
69 to 80	C	69 to 80	C
55 to 68	D	55 to 68	D
39 to 54	E	39 to 54	E
21 to 38	F	21 to 38	F
1 to 20	G	1 to 38	G

Not energy efficient - higher running costs

England, Wales & N.Ireland

Not environmentally friendly - higher CO₂ emissions

England, Wales & N.Ireland

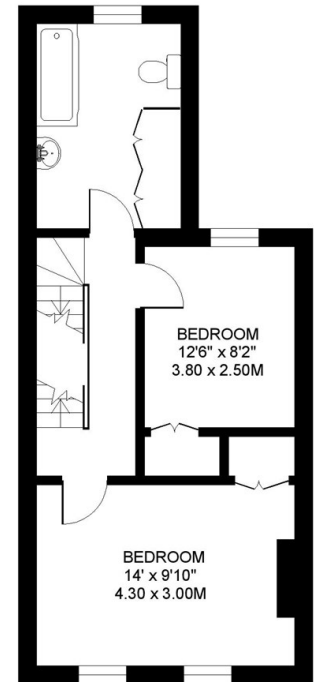
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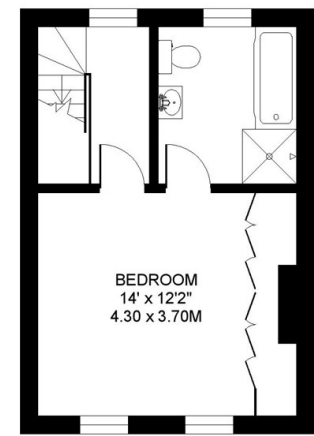
020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



GROUND FLOOR 513 SQ.FT.



FIRST FLOOR 417 SQ.FT.



SECOND FLOOR 297 SQ.FT.

STONELLS ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1227 SQ.FT / 114 SQ.M.



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