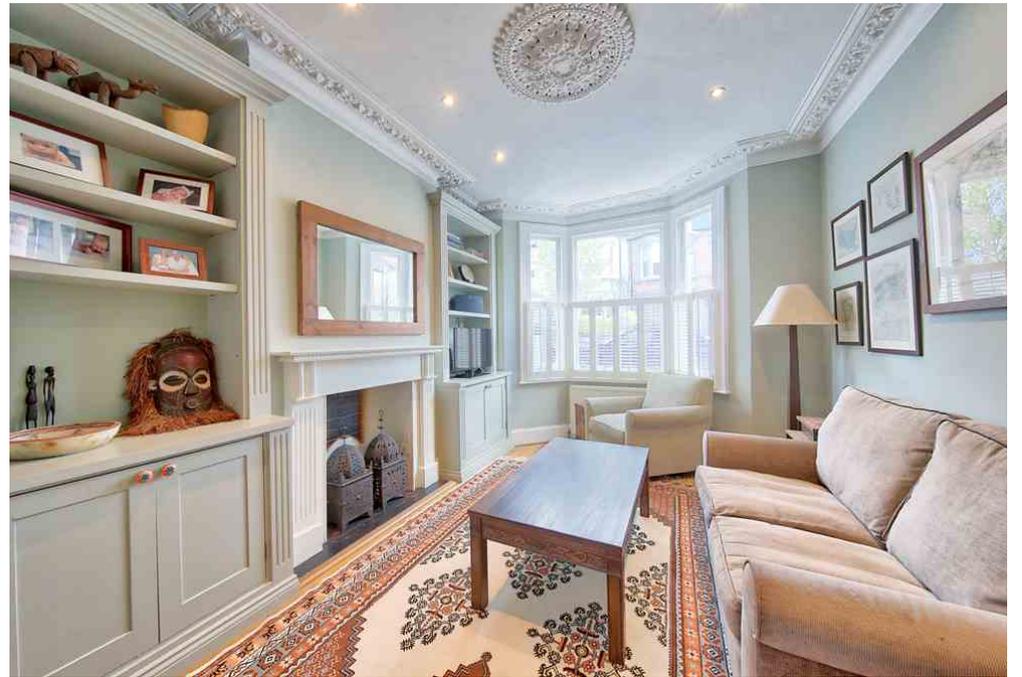


FOR SALE



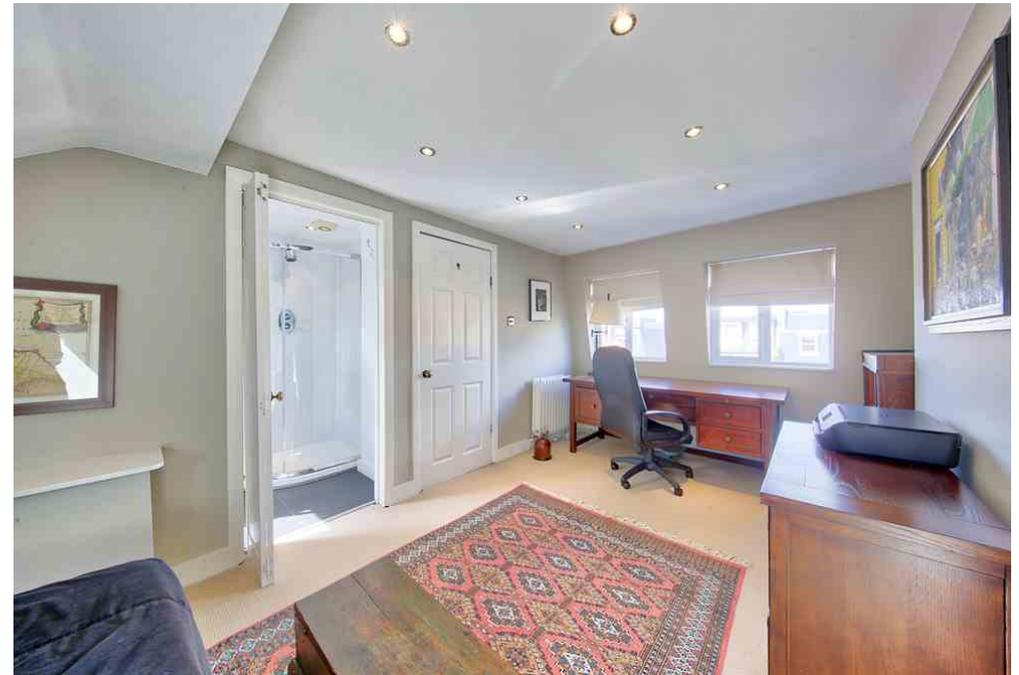


This delightful Victorian terraced house with bright extended kitchen/family room, is ideally located just off Northcote Road and in the catchment of the highly-rated Belleville Primary School. It has many original features and solid wooden flooring throughout the ground floor, plus a sunny, rear garden that is open to the West. Clapham Junction Station can be found half a mile away with links to the The City and West End.

Packed with original features the downstairs of this Victorian house has wonderful ornate plasterwork and fireplaces and is full of character. The double reception room opens into an extended rear kitchen, with glass roofing which in turn opens into the sunny rear garden. This is well stocked and attractively landscaped. The kitchen itself is well equipped with extensive wall and base units, built-in appliances and solid wood worktops. There is a useful downstairs WC

Upstairs, the four double bedrooms are over two floors and there is a family bathroom and an en-suite shower room. All bedrooms have built-in storage. There is potential to add a fifth bedroom by building above the rear first floor, or to create more living space by digging a basement, both subject to obtaining planning permission.

Wakehurst Road runs immediate off fashionable Northcote Road and is the catchment of Belleville Primary School. Other good schools in both the state and the private sectors are nearby as are the open spaces of Clapham Common. Direct transport connections into both the City and the West End can be found at Clapham Junction station and a huge range of eating, drinking and shopping options are within walking distance.



Wakehurst Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Victorian House
- Double Reception Room
- Extended Kitchen
- Rear Garden
- Cellar
- Downstairs WC
- Four Bedrooms
- Family Bathroom
- En Suite Shower
- 1657 Sq Ft / 153.9 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worst energy rating	Very environmentally friendly - lower CO ₂ emissions	Worst CO ₂ emissions
102 to 100	A	102 to 100	A
81 to 61	B	81 to 61	B
60 to 40	C	60 to 40	C
39 to 20	D	39 to 20	D
19 to 9	E	19 to 9	E
8 to 2	F	8 to 2	F
1 to 0	G	1 to 0	G

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England, Wales & N.Ireland

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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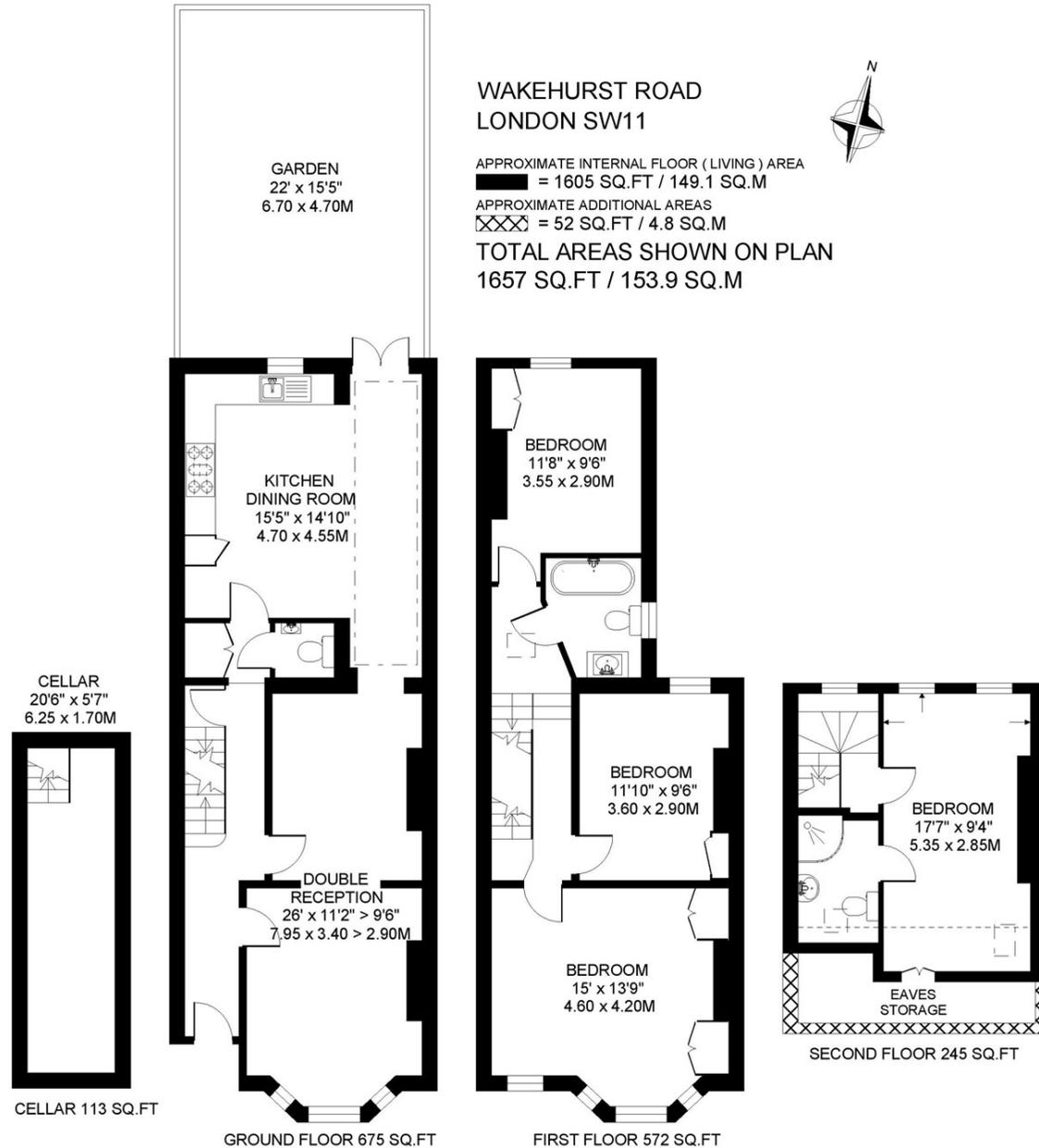
WAKEHURST ROAD LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1605 SQ.FT / 149.1 SQ.M

APPROXIMATE ADDITIONAL AREAS
 XXXXX = 52 SQ.FT / 4.8 SQ.M

TOTAL AREAS SHOWN ON PLAN
 1657 SQ.FT / 153.9 SQ.M



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