

FOR SALE





This delightful Victorian home with lovely south-facing garden is superbly located in the Belleville School catchment, less than half a mile from Clapham Junction and directly off fashionable Northcote Road. Extended into both the spacious loft and side return and retaining many period features, it has been made into a very attractive four double bedroom family home. Between the Commons. It is a classic bay-fronted, late-Victorian property and is light and spacious throughout. It has generous living/entertaining space courtesy of a double reception linking through to a well extended kitchen and this creates an excellent flow on the ground floor. The reception rooms, which have a wide opening between them, retain a pair of beautiful matching marble fireplaces and high ornate ceilings. The extended kitchen faces south and receives wonderful natural light through the extra-large skylights used in the side extension. It has a good range of Shaker-style units, an integrated dishwasher, a large range cooker and space for sizeable double fridge/freezer. French windows lead out to a walled south-facing garden, which is sunny yet secluded and receives sun for most of the day. It is paved with mature borders and has an outside store.

There is also a handy ground-floor WC and a good storage cellar beneath the hall. Upstairs are four double bedrooms all with large windows; three of these also have built-in wardrobes. They are well served by a family bathroom and a shower room (one on each floor). There is scope, subject to consents, to further extend the top floor at the rear. Mallinson Road is a tree-lined residential street which runs either side of Northcote Road with this property being on the popular and quietest section between Webbs and Leathwaite Roads and on the sunnier south side. It is extremely convenient for the transport facilities at Clapham Junction (less than half a mile away) which include direct trains to Victoria, Waterloo and Canada Water amongst others and numerous bus routes. There are many good local schools for all ages in both sectors. In particular OFSTED-rated, outstanding primary school (Belleville) is just a few roads away and this house is regularly in its catchment. Intersecting Northcote Road provides many good restaurants, bars and specialist shops as well as a thriving food market.



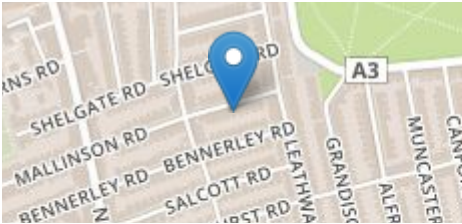
Mallinson Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Hall
- Double Reception
- Kitchen/Family Room
- Cloakroom/ WC
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Cellar
- South-Facing Garden
- 1794 Sq Ft / 166.7 Sq M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Average	Very environmentally friendly - lower CO ₂ emissions	Average
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 20	G

Not energy efficient - higher running costs
England, Wales & N.Ireland
EPC Reference: 2000/91/EC

Not environmentally friendly - higher CO₂ emissions
England, Wales & N.Ireland
EPC Reference: 2000/91/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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MALLINSON ROAD
BATTERSEA
LONDON SW11



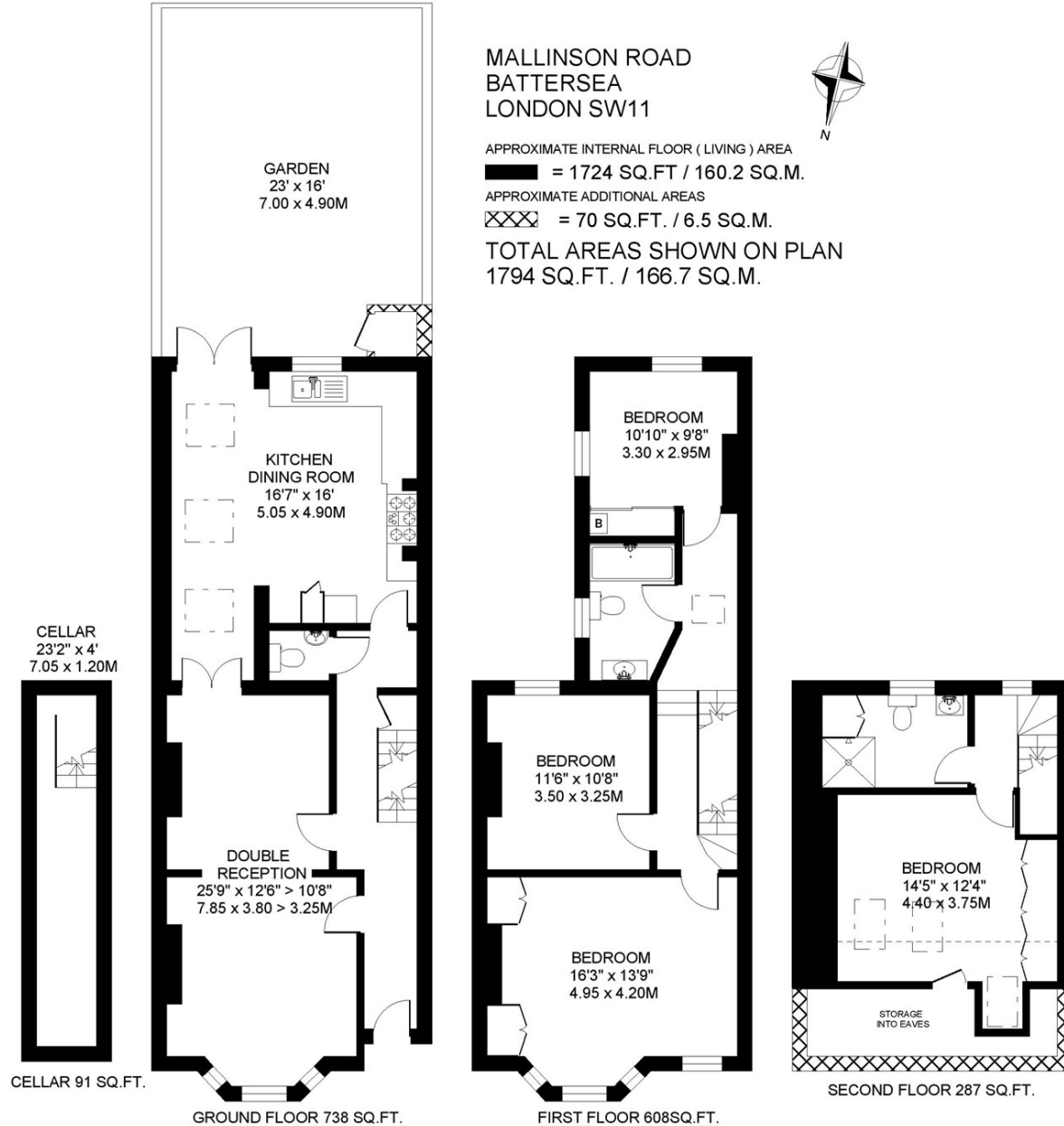
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 1724 SQ.FT. / 160.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 70 SQ.FT. / 6.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1794 SQ.FT. / 166.7 SQ.M.



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