



BROOMWOOD ROAD | Between the Commons SW11



This outstanding loft apartment has been innovatively renovated and extended. Its huge floor area of 1241 SQ.FT offers wonderfully light, contemporary living spaces with electrically-operated glass atrium and doors to a high-level private sunny terrace. It also enjoys use of a large landscaped rear garden. Situated just off fashionable Northcote Road, close to Honeywell School and good train / tube links to The City / West End.

This very unusual 3 double bedroom apartment (1241 SQ.FT/ 115.2 SQ.MT) has been converted from the upper floors of a double-fronted Victorian house. Its huge top floor provides a sensational living / dining area with smart open-plan kitchen and wooden floors throughout. It benefits from a tremendous amount of natural light from a huge electronically operated glass atrium (as is skylight in main bedroom) and

double doors to a south-facing roof terrace with delightful views. All three bedrooms are good doubles and both bathroom and shower room have been stylishly fitted. The flat has been finished to a very good specification throughout. Broomwood Road is a residential road running between Wandsworth and Clapham Commons, either side of Northcote Road, in the area known as between the commons. This property is close to the wide variety of popular bars, specialist shops and restaurants that are found there. Clapham Junction and Wandsworth Common mainline stations, which have frequent train services to Waterloo and Victoria, and Clapham South tube (Northern Line) are all roughly within a mile and there are local bus routes very close by.



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PROPERTY FEATURES

- Communal Entrance Hall
- Superb Open-Plan Reception / Kitchen With Glass Atrium
- South-Facing Roof Terrace
- Large Shared Garden With Bike Shed
- Master Bedroom
- Bathroom / WC
- 2 Further Double Bedrooms
- Shower Room / WC
- Utility Cupboard
- London Borough of Wandsworth
- Responsible for 30% of outgoings
- 1241 SQ.FT / 115.2 SQ.M

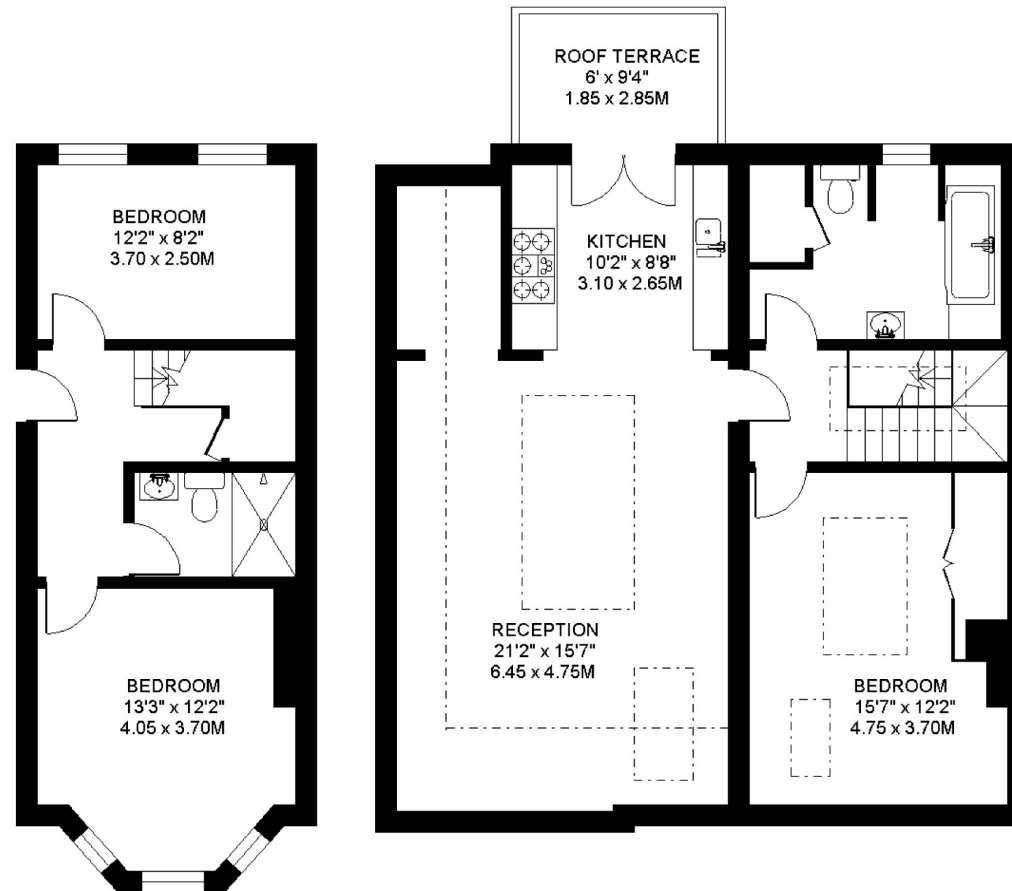


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BROOMWOOD ROAD. SW11

APPROXIMATE INTERNAL FLOOR AREA

1241 SQ.FT / 115.2 SQ.M.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-100) A		
(81-91) B			(61-81) B		
(69-80) C			(49-61) C		
(55-68) D			(39-49) D		
(39-54) E			(23-39) E		
(21-38) F			(11-23) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
	75	78		74	75



VIEWING BY APPOINTMENT ONLY

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.