





This stylish Victorian house, with a substantial floor area over 2500 square feet, has a sensational front-to-back basement conversion and outstanding open-plan living spaces. With six bedrooms and four bathrooms, its ideal for a growing family. Superbly located within the friendly community of Kelmscott Road, just off fashionable Northcote Road and Wandsworth Common, half a mile from Clapham Junction and close to excellent schools in both the state and private sectors.

The ground floor of this terraced house is wonderfully light and airy with the large and spacious reception room to the front having been made wide and open plan to the hall. To the rear is a stylish and well equipped kitchen/dining room which opens into a secluded NW-facing garden which has artificial grass and receives excellent afternoon and evening sun. The owners have retained a section of the hallway near the front door and this has excellent practical storage for coats and boots etc.

The new basement floor consists of a large media / playroom to the front, a generous utility room, a cloakroom, a study and a bedroom with en-suite bathroom (ideal for a live-in nanny or au pair). There is excellent storage throughout both floors with all the needs of a growing, active family catered for. Beautiful oak flooring runs throughout both the lower floors and the house is equipped with a Sonos system.

The property's six bedrooms are all good doubles and the four bath/shower rooms are attractively fitted and tiled to a high standard. The converted loft (unusually with both front and rear mansard extensions which maximises space use) consists of a truly impressive master suite - a large and light bedroom, with fantastic views over the area and towards Central London, plus an en-suite bathroom and ample wardrobes.



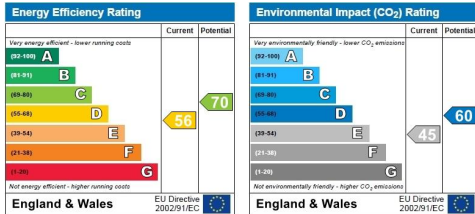
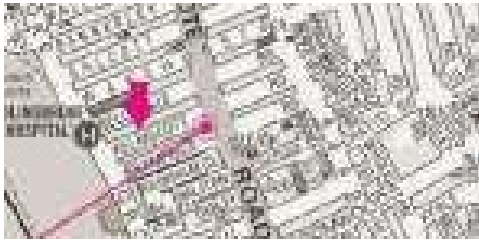
Kelmscott Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Hallway with storage
- Open-plan Reception
- Kitchen/ Dining Room
- Garden
- Media/Playroom
- Cloakroom/WC
- Utility Room
- Study
- 6 Bedrooms
- 4 Bathrooms (2 x En Suite)



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.

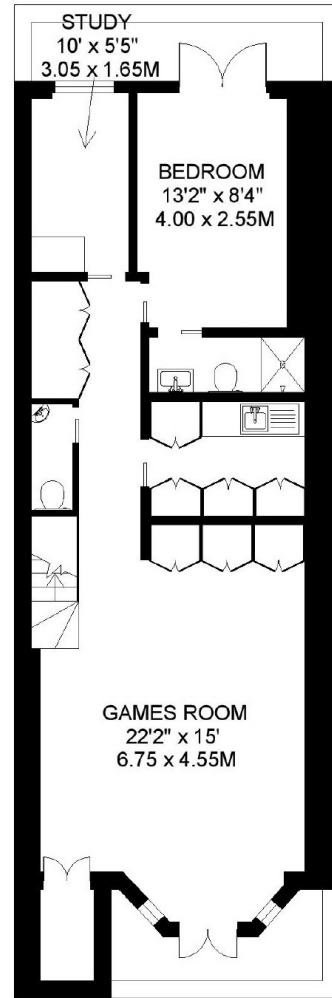
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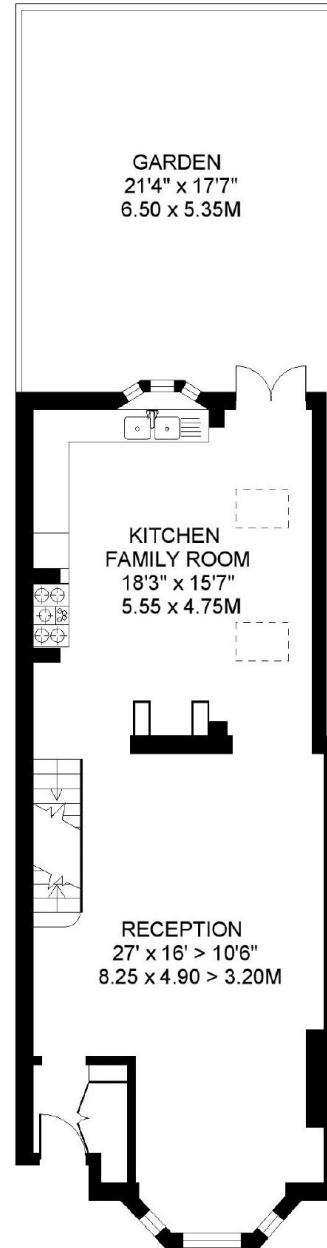


**KELMSCOTT ROAD
BATTERSEA
LONDON SW11**

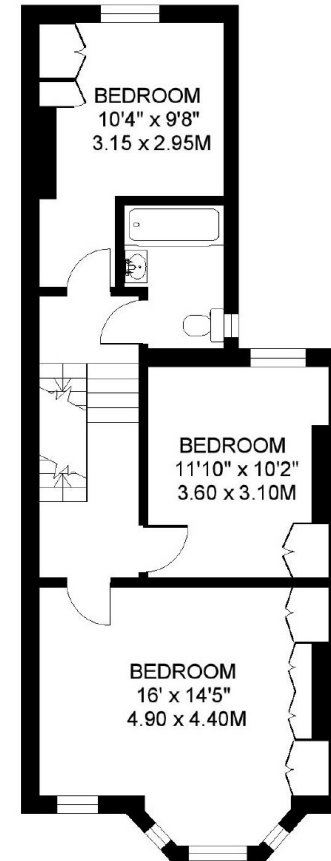
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2524 SQ.FT / 234.5 SQ.M.



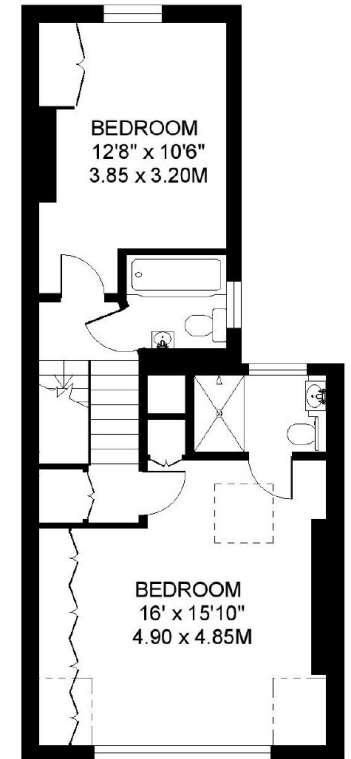
LOWER GROUND FLOOR 680 SQ.FT.



GROUND FLOOR 705 SQ.FT.



FIRST FLOOR 606 SQ.FT.



SECOND FLOOR 533 SQ.FT.

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