

WAKEHURST ROAD, BETWEEN THE COMMONS, SW11

GUIDE PRICE: £1,250,000 – £1,350,000



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1,352 SQ FT | 3 BEDROOMS | 1 BATHROOM

A beautiful example of a wide Edwardian family house, measuring 1,352 Square Feet, which retains a wealth of fine original features including stained glass windows, tessellated tiled hallway, period fireplaces and stunning feature windows.

Well maintained throughout, the property nonetheless, represents a 'blank canvas' for an incoming purchaser to refurbish and extend as required. There is scope to extend into the wide side return on the ground floor, while the copious sized loft could readily convert to either one huge double bedroom with an en-suite bathroom or potentially two smaller bedrooms and a bathroom.

The rear aspect of this fabulous home, enjoys far reaching views over adjoining gardens and is a short stroll away from the open spaces of Clapham Common. Northcote Road and Battersea Rise are both close at hand with an array of exceptional shops, cafes, bars and restaurants. Nursery and primary schools offer excellent options locally, both in the private and state sectors, while excellent train links are available at Clapham Junction, tube line at Clapham South and numerous bus routes service this location.



Approximate Area = 114.2 sq m / 1229 sq ft
 Cellar = 11.4 sq m / 123 sq ft
 Total = 125.6 sq m / 1352 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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